

Supporting Applications:

The following document highlights relevant approvals relating to our single-unit caravans over the past 12 months.

- 1) **PL/24/3659/SA**-Kinsella Cottage, Mopes Farm, Denham Lane, Chalfont St Peter, Buckinghamshire, SL9 0QH
- 2) **24/07551/CLP**- The Jays, Chinnor Road, Bledlow Ridge, Buckinghamshire, HP14 4AA
- 3) **24/00570/CLP**- Crickley Hall, Crickley Hill, Witcombe, Gloucester, Gloucestershire, GL3 4UQ
- 4) **PL/25/0324/SA**- Nashleigh Farm, Ashley Green Road, Chesham, Buckinghamshire, HP5 3PF
- 5) **MO/2025/0078/PCL**- The Pheasantry, Mill Lane, Newdigate, Dorking, Surrey, RH5 5AL
- 6) **24/00298/CPL** | Certificate of lawfulness application for proposed siting of mobile home to provide ancillary annexe accommodation | Upper Wingbury Farm Leighton Road Wingrave Buckinghamshire HP22 4LW
- 7) **25/05542/CLP** | Certificate of lawfulness for proposed siting of caravan to provide additional accommodation for family of homeowners | Dovers Farm Frieth Road Frieth Buckinghamshire RG9 6PU
- 8) **25/00830/CLOPUD**, Manton House Sevenhampton Cheltenham Gloucestershire GL54 5SL
- 9) **2025/0684** - George House 16 Meadway Esher KT10 9HF
- 10) **RR/2025/450/O**, Furnace Oast, Furnace Lane, Borad Oak, Brede, TN31 6ET
- 11) **25/00884/COL**, The Old Rectory High Road Horsington Templecombe Somerset BA8 0DN
- 12) **25/0994/CLPUD**, Tanners Cottage, Weathercock Lane, Congleton, CW12 3PS
- 13) **P/CLP/2025/03802**, Turbary Cottage, Holt Heath, Mannington, BH21 7JZ
- 14) **C25/0420/44/TC**, St Brides Cottage, Porthmadog, LL49 9YA
- 15) **M/25/01120/CLPU**, Birdge Cottage, Whiteleaved Oak, Bromsberrow, HR8 1SE
- 16) **P0905/25/LD2**, Clifton House, The Lottery, Redmarley, Gloucester, GL19 3HX

Please find details including the following on each application below;

- **Block Plans**
- **Relevant Planning Drawings**
- **Decision Notices**

1) PL/24/3659/SA - Kinsella
Cottage Mopes Farm Denham
Lane Chalfont St Peter
Buckinghamshire SL9 0QH



Directorate for Planning, Growth and Sustainability
Walton Street Offices, Walton Street, Aylesbury, HP20 1UA

planning.csb@buckinghamshire.gov.uk
01494 732950 | 01895 837210
www.buckinghamshire.gov.uk

Mr Jack Nethercott
Whitlock and Lowe Ltd
The Millworks
Heath Mill Road
Wombourne
WV5 8AP

BUCKINGHAMSHIRE COUNCIL DECISION NOTICE

Application no. PL/24/3659/SA
TOWN AND COUNTRY PLANNING ACT 1990, Sections 192
(as amended by section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure)(England) Order 2015

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Buckinghamshire Council as Local Planning Authority, **HEREBY CERTIFY** that the following:

Applicant: Mr Jack Nethercott
Location: Kinsella Cottage, Mopes Farm, Denham Lane, Chalfont St Peter, Buckinghamshire, SL9 0QH
Proposal: Certificate of lawfulness for proposed siting of caravan

in accordance with your application received on 29 November 2024 and the plans and particulars accompanying it, would be a lawful use, operation, or activity (as appropriate) within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended by section 10 of the Planning and Compensation Act 1991). **An application for planning permission is not therefore required.** The reason(s) are set out on the following page(s):

Eric Owens
Service Director of Planning and Environment
On behalf of the Council

Date: 21 February 2025

SCHEDULE OF REASONS

1 The Council is satisfied on the evidence produced that the use of the land within the curtilage of the main dwellinghouse of Kinsella Cottage, Mopes Farm, Denham Lane, for the stationing of a caravan to be occupied ancillary to the main house would not amount to a material change of use of the land, or on the basis of the information submitted, constitute operational development, by virtue of Section 55 of the Town and Country Planning Act 1990 (as amended). An application for full planning permission is not therefore required.

INFORMATIVES

1. The applicant is informed that the assessment of this Certificate of Lawfulness application has been based upon and is dependent upon the caravan being used and occupied as set out in the application and accompanying planning statement for purposes ancillary to the main dwelling, and without further additions or physical attachment to the land.

LIST OF PLANS

Drawing No.(s): 94113/01 received on 29 November 2024, 94113/02 received on 29 November 2024, 94113/03 received on 29 November 2024, 94113/04 received on 29 November 2024,

GENERAL NOTES

1. This permission does not operate for the purpose of the Building Regulations or exempt you from obtaining any approval which may be required under those Regulations or compliance with any other statutory requirements. For advice please visit the Building Control pages on the Councils website or telephone 01895 837296.
2. There must be no departure from the approved application, particulars and plans without the written consent of the Council.

Proposed Street Plan No. 24/13/02

85.6m

DEWAM LAKE

Mopes Farm Cottage

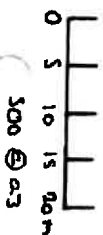
Kinsella Cottage

Proposed
Cottage

El Sub
Sta

0.91

NA

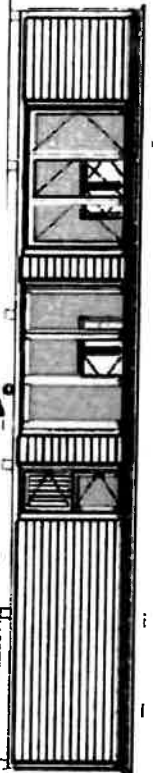


PROPOSED EAST ELEVATION

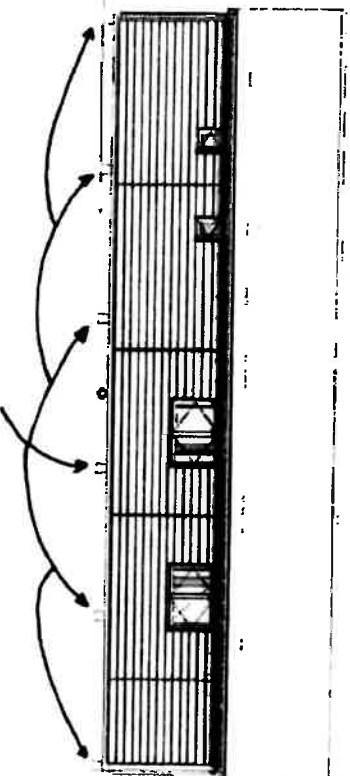
Single Unit Caravan

Scale = 1:100 @ A3

DRG. 94113/03



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

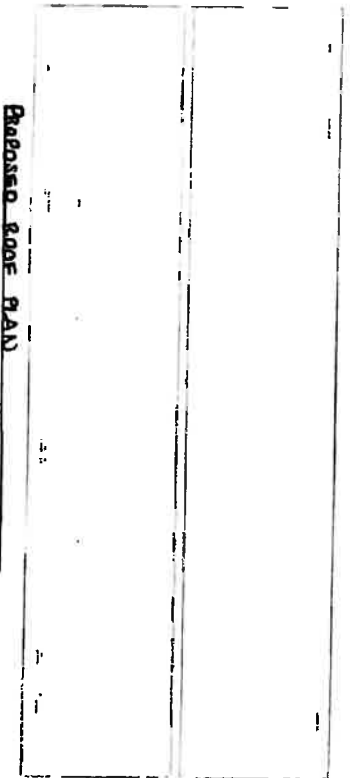


94113 - 25/11/24
T/GT/01 (1)P

Single Unit Caravan

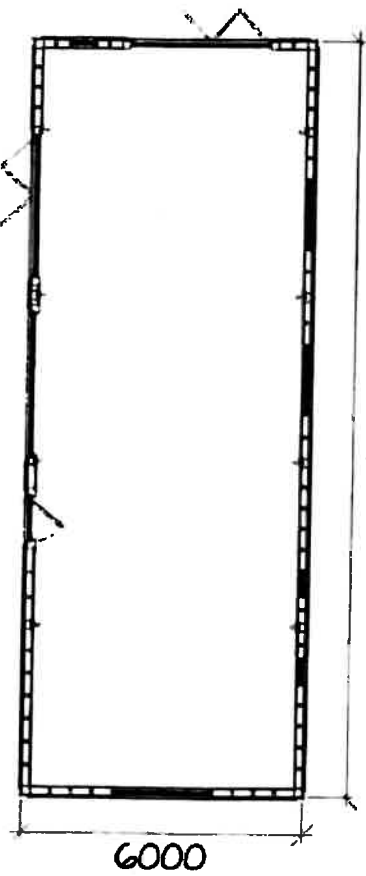
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DRG. 94/113/014



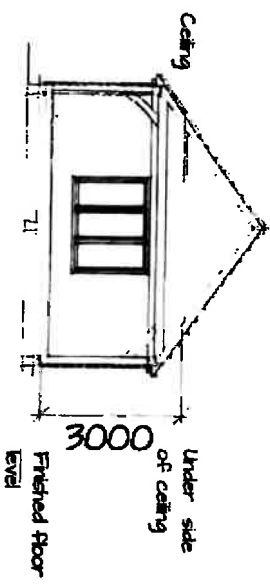
Proposed Roof Plan

16000



6000

Proposed Floor Plan



Proposed Caravan Cross Section

3000

Under side of ceiling
Finished floor level

WHITLOCK & LOWE LTD
MANUFACTURERS OF THE FINITIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section



94113 - 25/11/24
TT/GT/01(2)P

2) 24/07551/CLP- The Jays,
Chinnor Road, Bledlow Ridge,
Buckinghamshire, HP14 4AA



Planning, Growth & Sustainability
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

planning.wyc@buckinghamshire.gov.uk
01494 412246
www.buckinghamshire.gov.uk

Applicants Details :

Miss Kiran Purewal - Prime Oak
The Millworks
Heath Mill Road
Wombourne
WV5 8AP

APPLICATION NO: 24/07551/CLP
CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

The BUCKINGHAMSHIRE COUNCIL hereby certify that on 23 October 2024 the development specified in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):-

- 1 The proposed incidental use of the land, as outlined within the submitted application, does not constitute development as it is defined by section 55 of the Town and Country Planning Act (1990) and as such Planning Permission is not required for the proposed use.

The Council has exercised the power contained in Section 191(4) of the Town and Country Planning Act 1990 (as amended) to amend the description of the application for this Certificate from that shown on the said application to that shown in the First Schedule hereto, as this more accurately describes the use applied for.

First Schedule

Certificate of lawfulness for proposed siting of mobile structure to provide accommodation incidental to the residential use of the dwelling on the site.

Second Schedule

AT: The Jays Chinnor Road Bledlow Ridge Buckinghamshire HP14 4AA

Signed



Eric Owens

Service Director of Planning & Environment

On behalf of Buckinghamshire Council

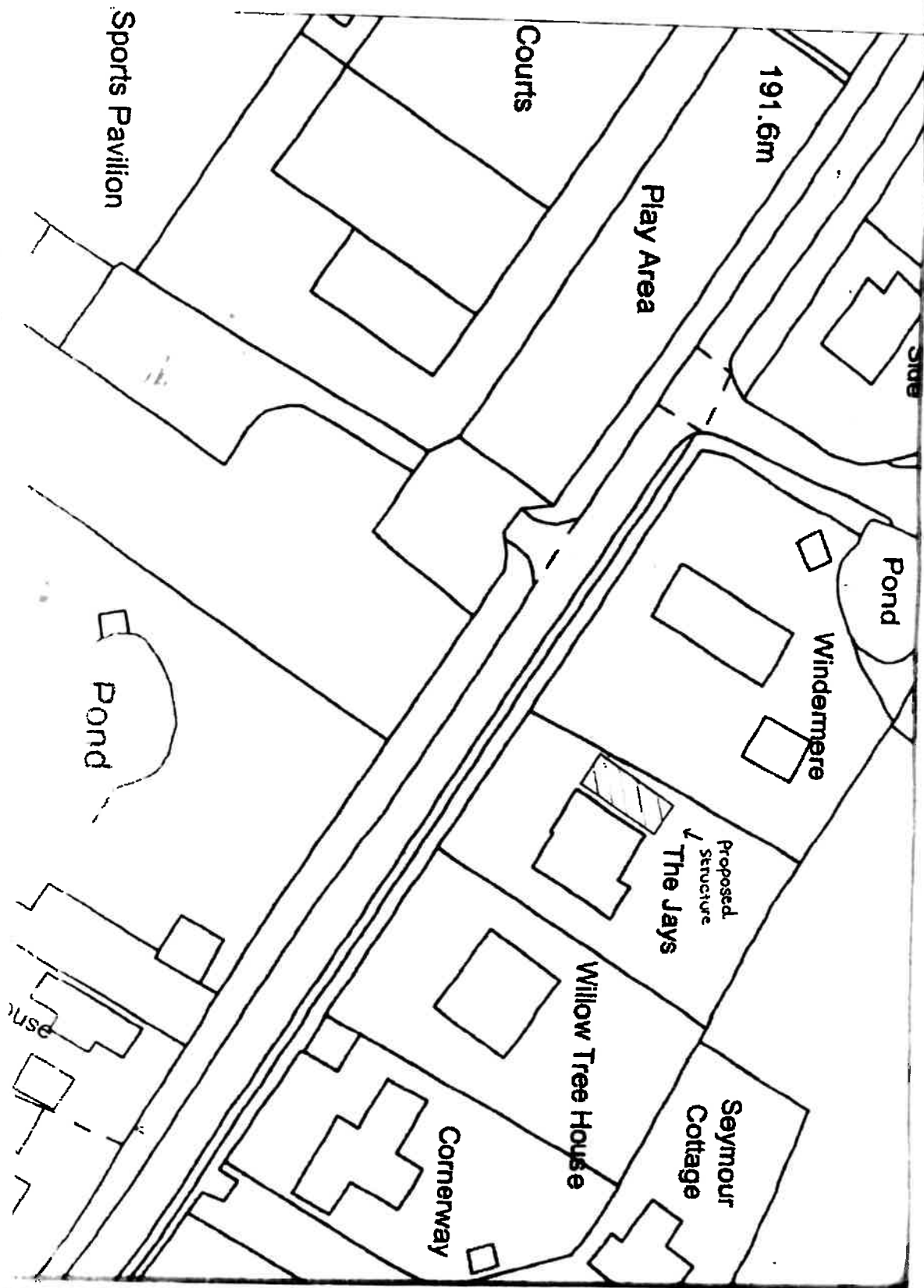
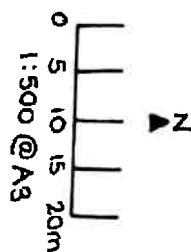
Dated: 04.02.2025

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 development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified 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 development described in the First Schedule and to land specified in the Second Schedule and identified on the attached plan. Any development which would be materially different from the development described in the First Schedule or which relates to other land may render the owner and/or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act (as amended) which states that the lawfulness of a described 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 relevant to determining such lawfulness.

If you are aggrieved by the determination of the Council you may appeal to the Secretary of State for Communities and Local Government in accordance with section 195 of the 1990 Act (as amended) by sending notice of appeal to the Secretary of State. Appeal forms and booklets can be obtained from Customer Support Unit, The Planning Inspectorate, 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Proposed Block
Plan
McClatch
93691 / 03



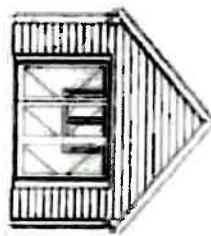
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 McCallloch
 93691 / 07

4620

Proposed West Elevation



Proposed South Elevation



4620

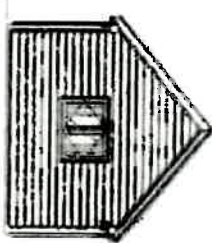
4620

Proposed East Elevation



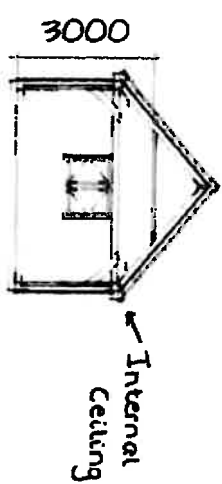
4620

Proposed North Elevation

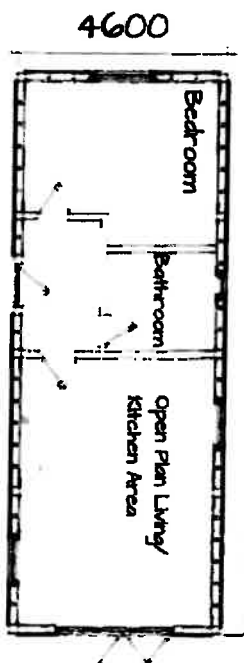


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 McCulloch
 93691 / 08

Proposed
 Roof
 plan



1275



Proposed Floor plan



**3) 24/00570/CLP- : Crickley Hall
 , Crickley Hill, Witcombe,
 Gloucester, Gloucestershire,
 GL3 4UQ**

**Town and Country Planning Act 1990: Sections 191 & 192
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

CERTIFY CERTIFICATE OF LAWFUL DEVELOPMENT

Application number: 24/00570/CLP
Date application valid: 8th July 2024

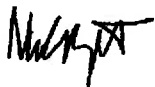
Tewkesbury Borough Council **HEREBY CERTIFY** that on 8th July 2024 the Development/Use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate is lawful within the meaning of Section 192 of the Town & Country Planning Act 1990 (as amended) for the following reason(s).

The proposed use of land to station a mobile home/annexe for purposes incidental to the enjoyment of the main dwelling known as Crickley Hall, as shown on the Block Plan and as detailed within the Planning Statement received by the Local Planning Authority on 8th July 2024, as shown on the Block Plan received on 18th November 2024, and the Proposed Plan and Proposed Elevations received by the Local Planning Authority on 8th July 2024, and on the Location Plan received by the Local Planning Authority on 22nd November 2024, does not constitute development as defined by section 55(2) of the Town and Country Planning Act 1990 in that the use of the mobile home would be ancillary and incidental to the main dwelling and the occupation of the mobile home would not result in a new planning unit being created and as such is lawful.

First Schedule: Siting of Mobile Structure to provide ancillary accommodation for family and friends

Second Schedule: Crickley Hall , Crickley Hill, Witcombe, Gloucester, Gloucestershire, GL3 4UQ

Date of decision: 19.12.2024



Associate Director Planning
duly authorised in that behalf

PLEASE SEE NOTES OVERLEAF

NOTES

If you are aggrieved by the decision of the Local Planning Authority, then you can appeal to the Secretary of State in accordance with Section 195 of the Town and Country Planning Act, 1990. Appeals must be made in writing within 28 days of receipt of this certificate of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the appeals area on www.gov.uk/topic/planning-development/planning-permission-appeals. Some personal information will be displayed on this website please contact the Planning Inspectorate on 0303 444 00 00 if you have any concerns.

This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act, 1990 (as amended).

This Certificate applies only to the extent of the use/operations/matters described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matters which is/are materially different from that/those described or which relate(s) to other land may render the owner or occupier liable to enforcement action.

If any further information is required in connection with this decision, it may be obtained from Development Manager, Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Glos, GL20 5TT. Please quote the reference number of this decision in any correspondence.

PARTY WALL ACT

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

Work on an existing wall or structure shared with another property
Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet

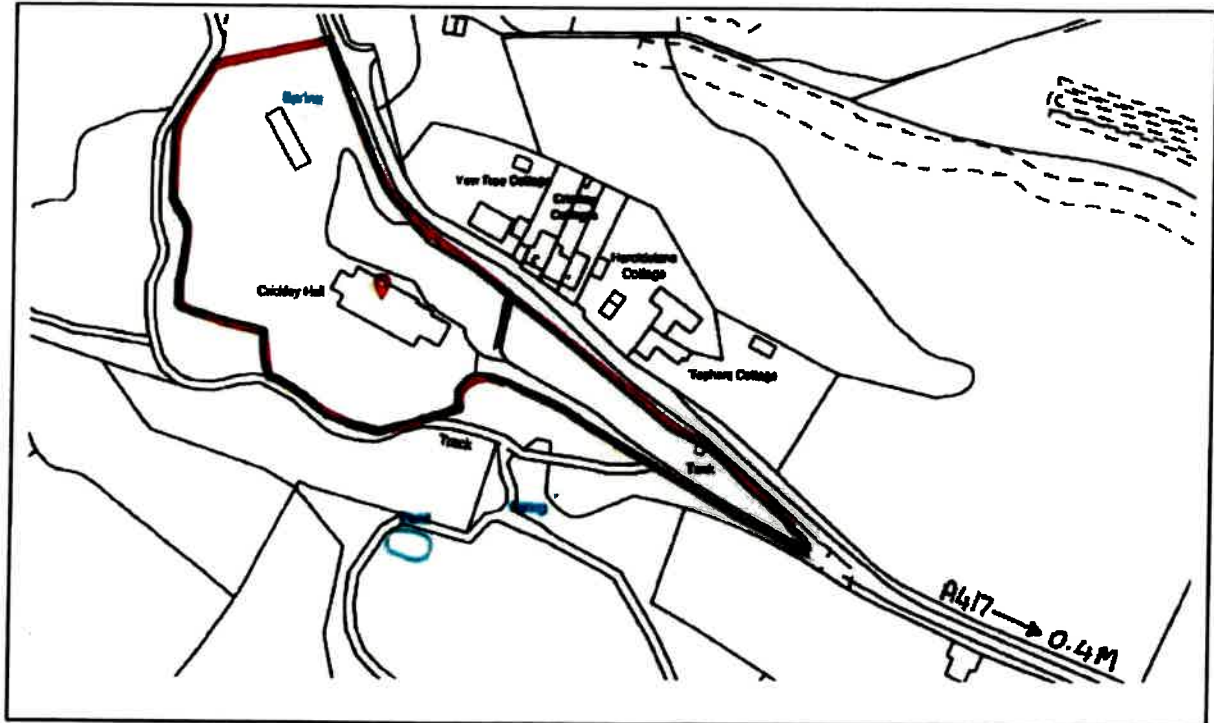
CUSTOMER SATISFACTION QUESTIONNAIRE

The Development Management team want to continually improve the service we provide by reviewing what we do and your feedback about the service you have received is really important to us. We would appreciate if you could take part in our short online questionnaire, It should take around 5 minutes to complete. Please click on the following link to access the questionnaire:

<https://www.tewkesbury.gov.uk/forms/planning-application-service-questionnaire>

Note

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary



Plan to be read in-conjunction with certificate

Revised Rock Map, DRC 92424108, 05.07.94

Tophers Cottage

Tank

Revised
Contours

Haroldstone House

N

0 5 10 15 20 m

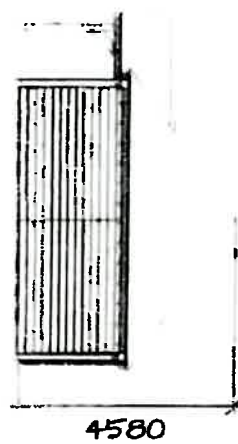
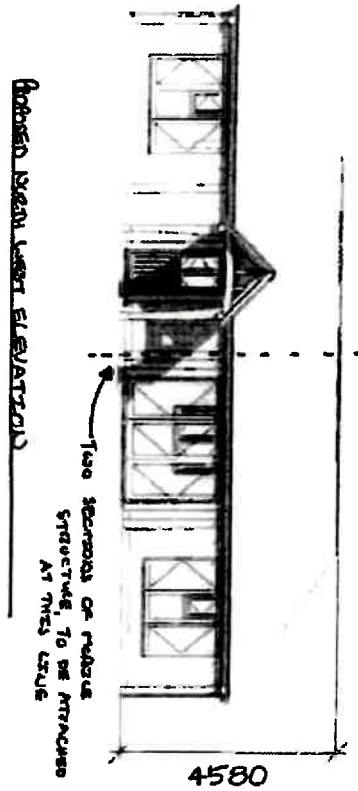
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© 2003

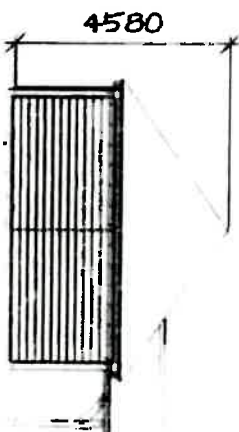
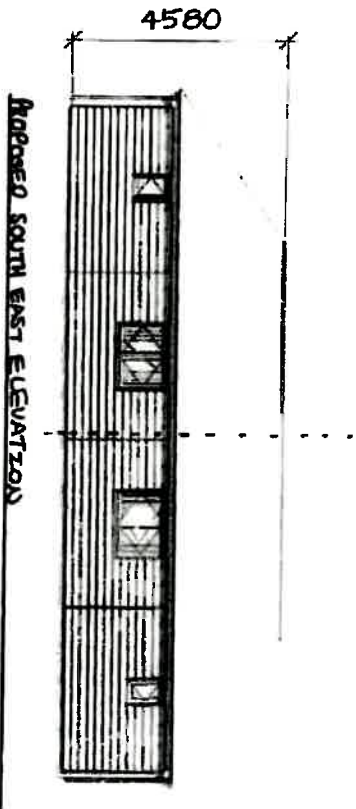
100m

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DEC. 9/2010/03

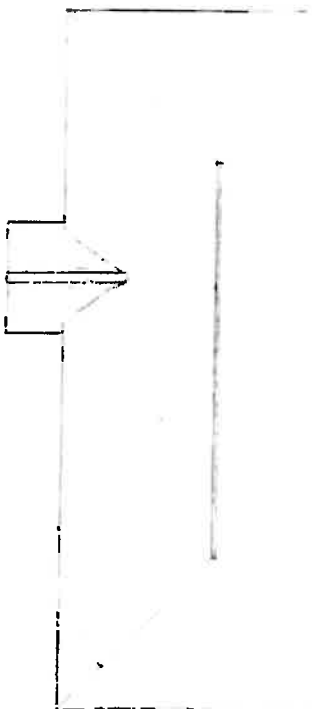


Proposed North East Elevation

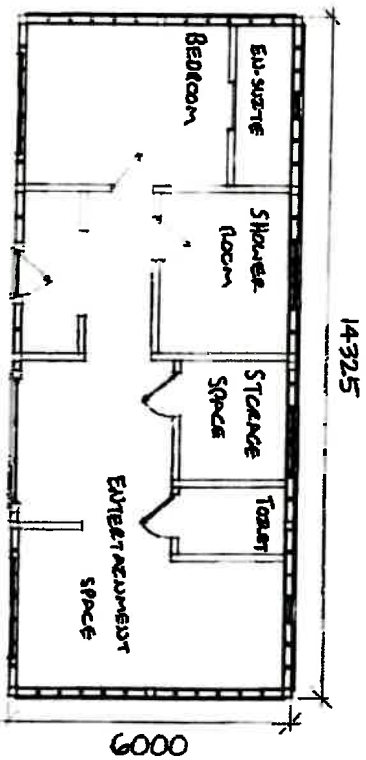


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Dec. 2012/2014

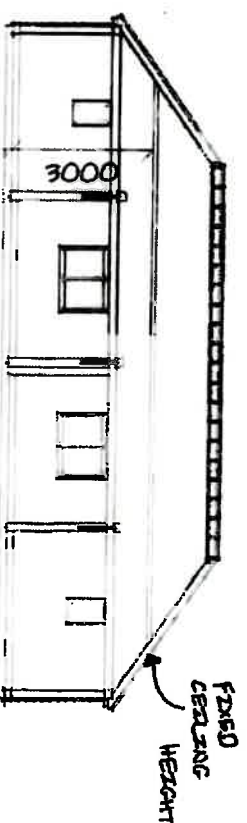


Proposed roof plan



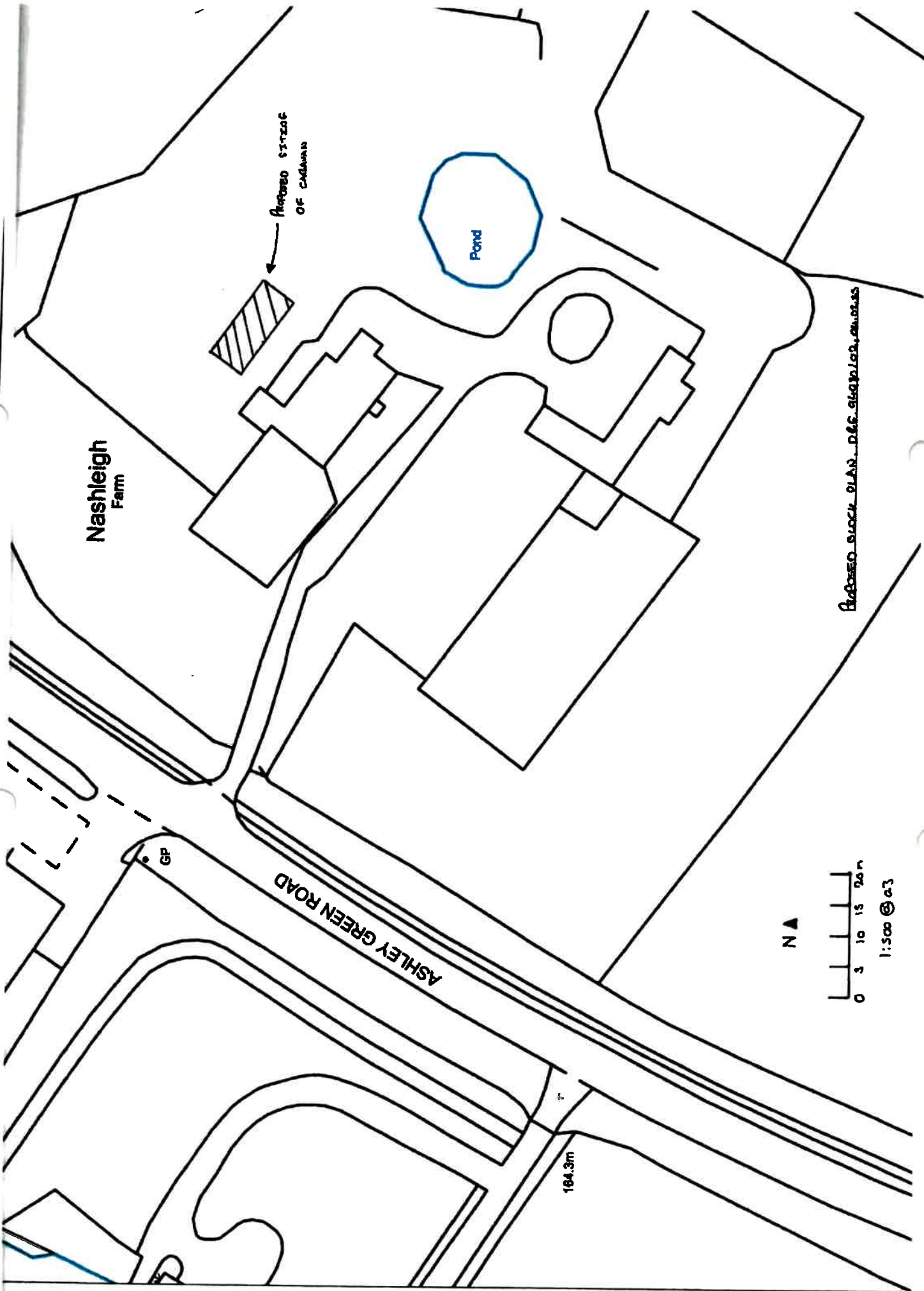
Proposed floor plan

Proposed cross-section



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**PL/25/0324/SA-
Nashleigh Farm,
Ashley Green Road,
Chesham,
Buckinghamshire,
HP5 3PF**



Nashleigh
Farm

Remains site
of castle

Pond

ASHLEY GREEN ROAD

GP

184.3m

N

0 3 10 15 20 m

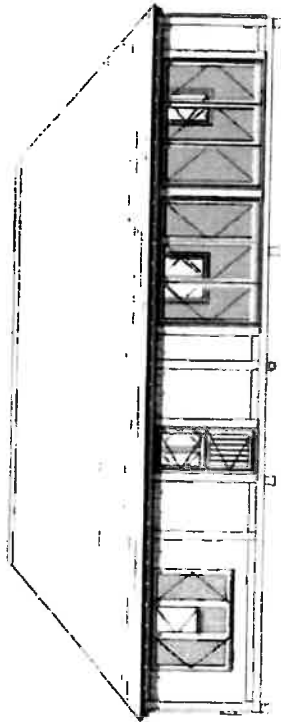
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BASED ON PLAN OF 1901

Single Unit Caravan

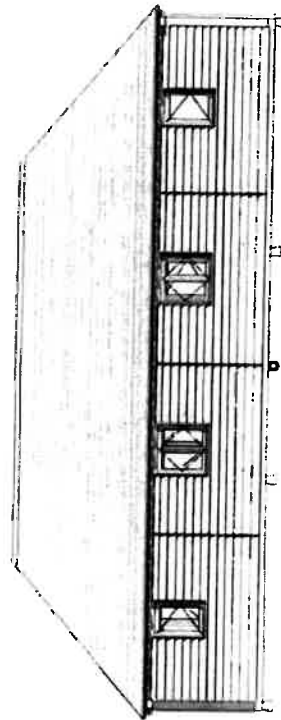
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FRONT ELEVATION

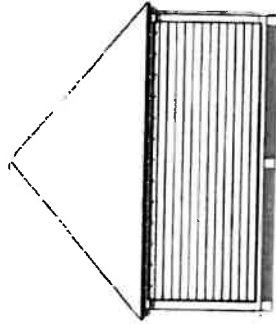


- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE + WHEELS FOR EASY MOVEMENT

REAR ELEVATION



- SURFACE SAT "EASY GRAB" SUPPORT STANDS



SIDE ELEVATION



SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINET TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

94980 - 31/01/25
BC/GM/01A(1)P

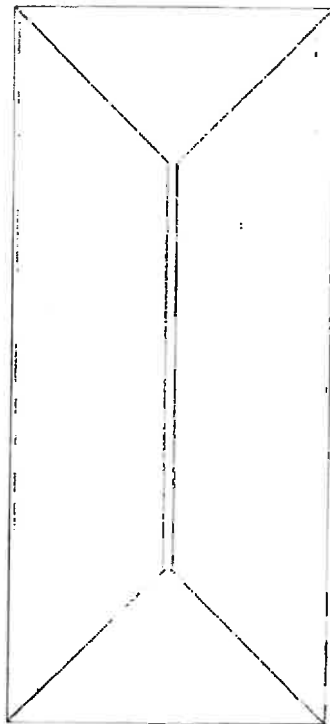
DRG. 94980/03

Proposed Roof Plan

Single Unit Caravan

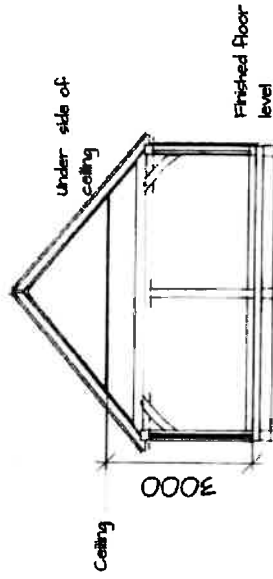
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DRG. 94980/04



14175

6000



Proposed Cross-Section

Proposed Floor Plan



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE WHITTAKER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94980 - 31/01/25
BC/GM/01A(2)P

DELEGATED DECISION	
Authorised	E. Showan
Date	27/03/2025

Reference PL/25/0324/SA
Case Officer: Alex Armour
Parish: Chesham
Ward: Chesham

E.O.T. Date:
Decide by Date: 2 April 2025
Publicity end Date:
Date Received: 4 February 2025

App Type: Certificate of Lawful Use - Proposed
Proposal: Certificate of lawfulness for proposed siting of caravan to provide additional accommodation for family of homeowners
Location: Nashleigh Farm, Ashley Green Road, Chesham, Buckinghamshire, HP5 3PF,
Applicant: Whitlock and Lowe

SITE CONSTRAINTS

Adjacent to A and B Road
Area Special Adv. Control
Adjacent Listed Buildings
Buckinghamshire Council Wards
BPA Pipelines Buffer
Bovingdon Technical Radar Zone
CSB Old Wards
Chiltern SSSI Impact Zones
Chiltern SSSI Impact Zones
Within Green Belt other than GB4 GB5
Great Crested Newts IRZ
Listed Building
North South Line
A and B Roads
A and B Roads
A and B Roads
Surface water flooding medium risk
Surface water flooding medium risk
Surface water flooding medium risk
Surface water flooding medium risk
Surface water flooding low risk
Surface water flooding low risk
Surface water flooding low risk
Surface water flooding low risk
Surface water flooding low risk
Surface water flooding high risk
Surface water flooding high risk
Surface water flooding high risk
Surface water flooding high risk
Surface water flooding high risk
Surface water flooding high risk
SFRA Area of Critical Drainage Nov 2018
SFRA Area of Critical Drainage Nov 2018
SFRA Area of Critical Drainage Nov 2018
SFRA Area of Critical Drainage Nov 2018
SAC Zone of Influence
Within 500m of SINC NC1
Source Protection Zones

SITE LOCATION

The application site relates to a residential dwelling located within Chesham.

THE APPLICATION

This application seeks a Certificate of Lawfulness for a proposed operation relating to the stationing of a caravan of the garden of the existing residential dwelling, to be used for purposes incidental to the main dwelling.

A planning statement has submitted which outlines the following;

- o The caravan would be dependent upon the existing dwelling for services such as power, water and drainage,
- o No separate address would be created,
- o The proposed caravan would comply with the size limits set out within the Caravan Site & Control of Development Act 1960,
- o The proposed caravan would sit on a structural steel chassis with timber cross members, fitted with lifting eyes allowing for attachment of lifting straps such that the whole structure may be moved by crane,
- o There would be no permanent foundations and the chassis base would rest under its own weight.

RELEVANT PLANNING HISTORY

CH/1994/0618/HB - 01.07.1994 - Alterations, demolition and rebuilding of parts of outbuildings - Withdrawn

CH/1994/0617/FA - 01.07.1994 - Demolition and rebuilding of parts of outbuildings, alterations and change of use of outbuildings and land to form dwelling and garden with new access road and parking area - Withdrawn

CH/1999/1835/HB - 11.01.2000 - Installation of ground floor window in north west elevation - Conditional Consent

CH/2015/0931/HB - 15.07.2015 - Internal alterations to include demolition of two segments of ground floor internal walls and insertion of a single steel beam - Conditional Consent

CH/2015/1001/FA - 24.07.2015 - Erection of entrance gates to existing driveway - Conditional Permission

CH/2015/1512/FA - 05.11.2015 - Demolition of existing single storey rear addition and erection of replacement single storey rear extension - Conditional Permission

CH/2015/1513/HB - 05.11.2015 - External alteration to include demolition of existing single storey rear addition and erection of replacement single storey rear extension - Conditional Consent

CH/2017/1862/FA - 28.12.2017 - Construction of a tennis court with perimeter fencing - Conditional Permission

PL/21/4019/FA - Open porch to rear of property. - Conditional Permission.

PL/21/4020/HB - Listed building consent for open porch to rear of property - Conditional Consent.

TOWN COUNCIL

No response at time of drafting the report.

REPRESENTATIONS

None received at time of drafting the report.

CONSULTATIONS

None sought.

EVALUATION

1. This application is for a Certificate of Lawfulness for a proposed operation relating to the stationing of a caravan within Nashleigh Farm, to serve the residential occupiers of Nashleigh Farmhouse. Irrespective of the planning merits of the case, or lack thereof, this application seeks to demonstrate that the structure would be lawful and would not require express planning permission.

Whether the structure constitutes development

2. It is first necessary to assess whether the proposed mobile home constitutes development. 'Development' is defined under Section 55(1) of the Town and Country Planning Act 2015 as: 'The carrying out of building, engineering, mining or other operations in, on, over or under land or the making of a material change in the use of any buildings or other land'. Furthermore, Section 55(2) (d) states that: 'the use of any buildings or other within the curtilage of a dwellinghouse for a purpose incidental to the enjoyment of the dwellinghouse as such' shall not be taken to involve development. The application is accompanied by a planning statement and supporting information which confirms that the mobile home would be only used as ancillary residential accommodation. Therefore, as the proposed caravan would be situated within the residential curtilage of the existing dwelling and would be utilised for purposes ancillary to the dwellinghouse, namely for ancillary residential accommodation by family members and visitors, the proposal would not result in a material change of use.

3. Meanwhile, a 'building' is further defined by S336 as: 'any structure or erection and any part of a building, as so defined, but does not include plant or machinery comprised in a building'. Established case law has identified three primary factors that should be considered in determining what constitutes a building: the size; the degree of permanence; and the physical attachment to the ground. No one factor is decisive and any judgement will be a matter of fact and degree based upon the specific circumstances of the case.

4. From the information submitted, the caravan meets the definition of a caravan provided in section 29(1) of the Caravan Sites and Control of Development Act 1960 (the 1960 Act) as the mobile home has been designed for human habitation, sitting on structural steel chassis allowing for the whole structure to later be moved. The proposed caravan would sit on a structural steel chassis with timber cross members. The dimensions also fall within those which define a caravan as set out in Section 13(2) of the Caravan Sites Act 1968.

5. The supporting information sets out that there will be no physical attachment to the land other than a connection to services and it will be placed upon adjustable pads, resting under its own weight. For this reason, it will be relatively easy to remove the caravan off site once it is no longer required for its intended use. However, there is no indication as to how long the mobile home is likely to remain on site and therefore whether it amounts to a building can be interpreted as a matter for the exercise of planning judgement.

6. In relation to this, relevant applications have been granted at Appeal which should be taken into consideration as these support the view that no operational development is involved. The supporting documents set out that as the proposed structure falls under the 1960 Caravan Sites and Control of Development Act definition of a Caravan and therefore does not constitute operational development, no material change of use of the land has occurred. An Appeal at Elmbridge Borough Council (reference APP/K3605/X/12/2181651) for the provision of a mobile home within the curtilage of a dwelling to provide ancillary accommodation was allowed. The Inspector concluded that the mobile home would not have a separate curtilage nor a separate access or postal address. Additionally the majority of utilities would be undertaken within the main dwellinghouse. For these reasons, it was concluded that the provision of a mobile home would not amount to development requiring planning permission.

7. Another Appeal at Poole Borough Council (reference APP/Q1255/X/16/3143534) for the siting of a mobile home at the rear of the property for use as a Granny annexe was allowed. This Appeal went into detail over

the definition of a 'building' and whether the Case law factors of size, permanence and physical attachment define the stationing of the caravan as a building. With regards to this, the Inspector concluded that the size of the caravan fell within the stipulations of the statutory definition of a caravan with the use of pads to set the caravan to the ground and easy detachment from services and therefore the siting of the caravan did not constitute operational development.

8. In another appeal, a Lawful Development Certificate (LDC) was issued confirming that the siting of a mobile home within the grounds of a dwelling in Kent was lawful, provided it was occupied by the elderly parents of the occupiers of the house. The Council was opposed to the certificate being issued having regard to the mobile home size, the facilities it would contain, its connections to services and its ability to provide independent living accommodation. However, the inspector noted that it fell within the definition of a mobile home under the Caravan Sites and Control of Development Act 1960 and did not exceed the size limits prescribed under the Caravan Sites Act 1968. It would be sited close to the house and would not have a separate curtilage. The elderly relatives required assistance with their day-to-day living and they would share the main house for meals and family socialising. Consequently, it would not result in a material change of use, see Gravesham Ref. APP/K2230/X/18/3212570.

9. It is also noted that the Caravan's Site Act defines the requirements of the construction test as one in which the structure is composed of not more than two sections separately constructed and designed to be assembled on site by both means of bolts, clamps or other devices, which is not the case in this instance. However, within APP/J2210/X/22/3298471 the Inspector concluded that those requirements 'do not extend to single unit caravans...it is clear that unlike in the case of a twin-unit caravan, the structure could be brought to site intact if desired'. This is applicable in this instance.

10. Based on the above, and the nature of the caravan proposed, the caravan is not considered to constitute a building nor constitute a material change of use to the land and does therefore not constitute operational development by virtue of Section 55(1) of the Town and Country Planning Act

Working with the applicant

11. In accordance with Section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant/Agent and was focused on seeking solutions to the issues arising from the development proposal.

12. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Certificate of lawfulness for proposed development or use issued

For the following reasons:-

1. The Council is satisfied on the evidence adduced that the use of the land within Nashleigh Farm, Ashley Green Road, Chesham for the stationing of a mobile home in the garden to be used for residential accommodation ancillary to the main house does not amount to a material change of use of the land, or on the basis of the information submitted, constitute operational development, by virtue of Section 55 of the Town and Country Planning Act 2015 (as amended). The Certificate is therefore granted.



Directorate for Planning, Growth and Sustainability
Walton Street Offices, Walton Street, Aylesbury, HP20 1UA

planning.csb@buckinghamshire.gov.uk
01494 732950 | 01895 837210
www.buckinghamshire.gov.uk

Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road
Wombourne
WV5 8AP

BUCKINGHAMSHIRE COUNCIL DECISION NOTICE

Application no. PL/25/0324/SA
TOWN AND COUNTRY PLANNING ACT 1990, Sections 192
(as amended by section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure)(England) Order 2015

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Buckinghamshire Council as Local Planning Authority, **HEREBY CERTIFY** that the following:

Applicant: Mr Jack Nethercott
Location: Nashleigh Farm, Ashley Green Road, Chesham, Buckinghamshire, HP5 3PF
Proposal: Certificate of lawfulness for proposed siting of caravan to provide additional accommodation for family of homeowners

in accordance with your application received on 5 February 2025 and the plans and particulars accompanying it, would be a lawful use, operation, or activity (as appropriate) within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended by section 10 of the Planning and Compensation Act 1991). **An application for planning permission is not therefore required.** The reason(s) are set out on the following page(s):

Eric Owens
Service Director of Planning and Environment
On behalf of the Council

Date: 27 March 2025

SCHEDULE OF REASONS

1 The Council is satisfied on the evidence adduced that the use of the land within Nashleigh Farm, Ashley Green Road, Chesham for the stationing of a mobile home in the garden to be used for residential accommodation ancillary to the main house does not amount to a material change of use of the land, or on the basis of the information submitted, constitute operational development, by virtue of Section 55 of the Town and Country Planning Act 2015 (as amended). The Certificate is therefore granted.

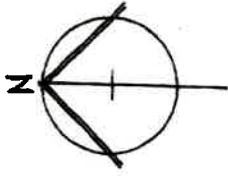
LIST OF PLANS

Drawing No.(s): 9480/02 received on 4 February 2025, BC/GM/01A(2)P received on 4 February 2025, BC/GM/01A(1)P received on 4 February 2025,

GENERAL NOTES

1. This permission does not operate for the purpose of the Building Regulations or exempt you from obtaining any approval which may be required under those Regulations or compliance with any other statutory requirements. For advice please visit the Building Control pages on the Councils website or telephone 01895 837296.
2. There must be no departure from the approved application, particulars and plans without the written consent of the Council.

MO/2025/0078/PCL- The
Pheasantry, Mill Lane,
Newdigate, Dorking, Surrey,
RH5 5AL



Pine Glen

Tennis Court

PROPOSED
MOBILE
STRUCTURE

The Pheasantry

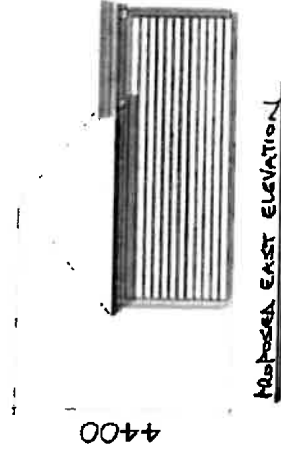
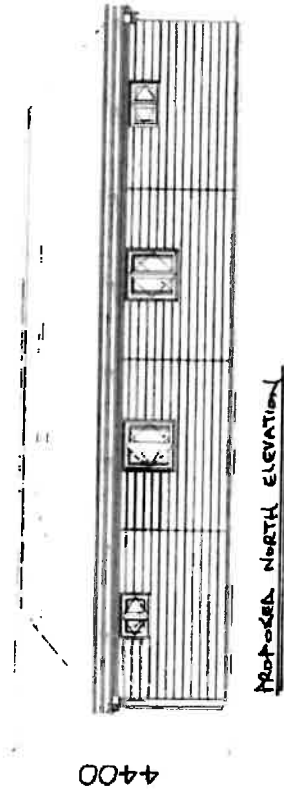
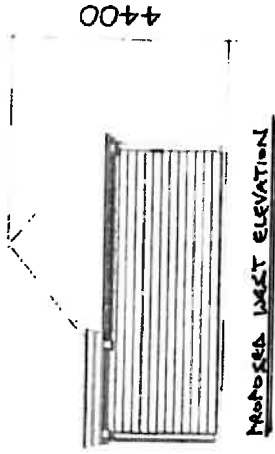
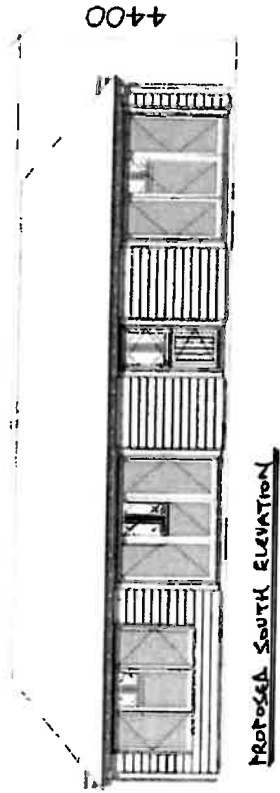
Pheasants
Barn

PROPOSED
BLOCK PLAN



CLIENT: KANE JOB NO.: 95054 SCALE: 1:500 DATE: JAN. 2025 DRAWN BY: CHECKED BY: 95054/02 REVISION NO.: REVISION DATE:		Prime Oak The Millworks Heath Mill Road Wombourne South Staffordshire WS12 3NR Tel: 01924 296919 Fax: 01924 279118 www.pineoak.co.uk
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Scale = 1:100 @ A3

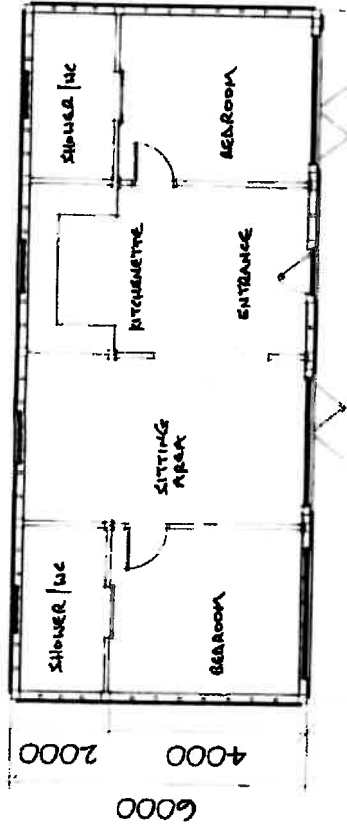


Proposed Elevations

92826 14/01/25
DV/DOD/028(1)P

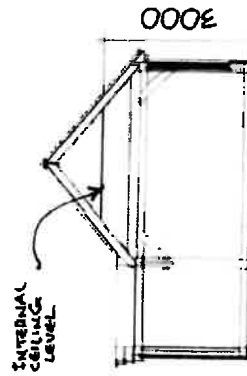
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Scale = 1:100 @ A3

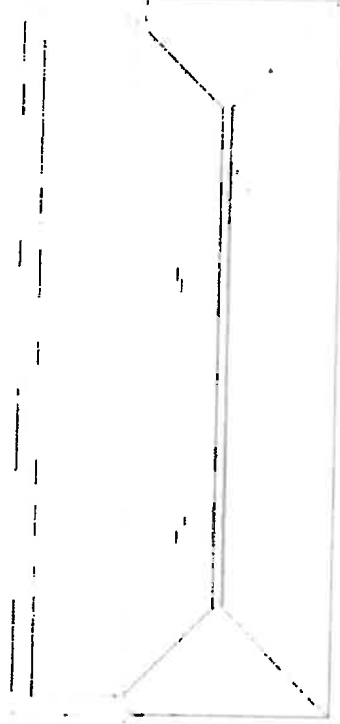


14775

PROPOSED FLOOR PLAN



PROPOSED SECTION



DRG. No. 95054/04

Proposed Plans

25/03/14701/25
DW/DOUGLAS (P)

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**TOWN AND COUNTRY PLANNING ACT 1990, SECTIONS 191 AND 192
(AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39.**

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

Jonathan Stackhouse
Prime Oak
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

Application No. MO/2025/0078/PCL
Application Date: 15 January 2025

Mole Valley District Council hereby certify that on 15 January 2025 the matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, will be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

On the basis of the evidence submitted the proposed mobile home is considered to fall within the definition of a caravan defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended). Taking into consideration the relevant case law the caravan does not constitute a building or building operation as defined under Section 55 of the Town and Country Planning Act 1990 (as amended).

It is considered on the balance of probability that the use of the mobile home would be incidental to the enjoyment of the host dwelling 'The Pheasantry' and it would be sited within the residential curtilage of this dwelling. Accordingly, there would be no material change of the use of the land on which it would be sited. Therefore a Certificate of Lawfulness for a proposed caravan is considered to be lawful.

FIRST SCHEDULE

Certificate of lawfulness for a proposed development in respect of a mobile home to provide ancillary annex accommodation.

SECOND SCHEDULE

The Pheasantry, Mill Lane, Newdigate, Dorking, Surrey, RH5 5AL

Signed



Piers Mason
Executive Head of Service (Planning and Environment)

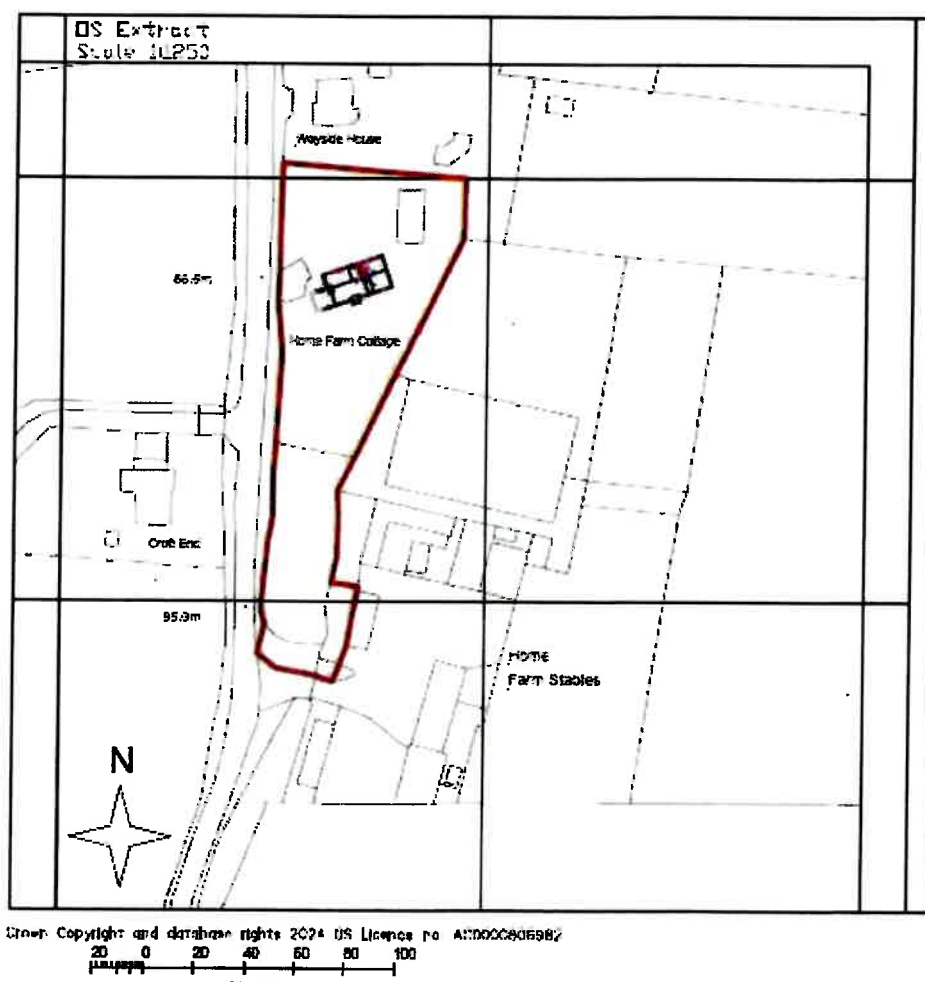
Dated: 20 March 2025

NOTES

- 1 This certificate is issued solely for the purpose of sections 191 and 192 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date and, thus, would not be liable to enforcement action under section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from those described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described 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 relevant to determining such lawfulness.

tiar

Existing Side Elevation

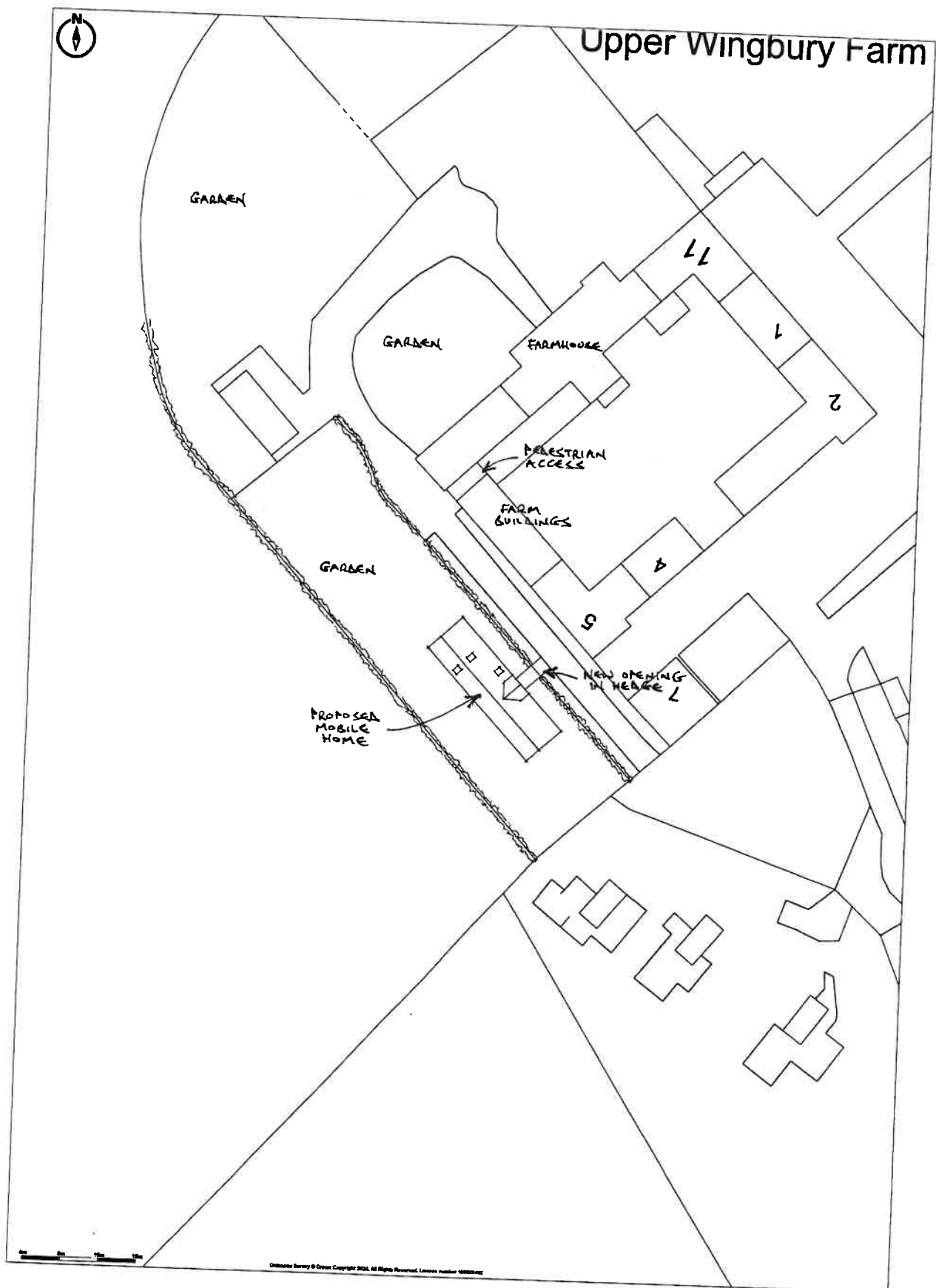


TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a **householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse planning permission for a **minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **None of the above:** If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

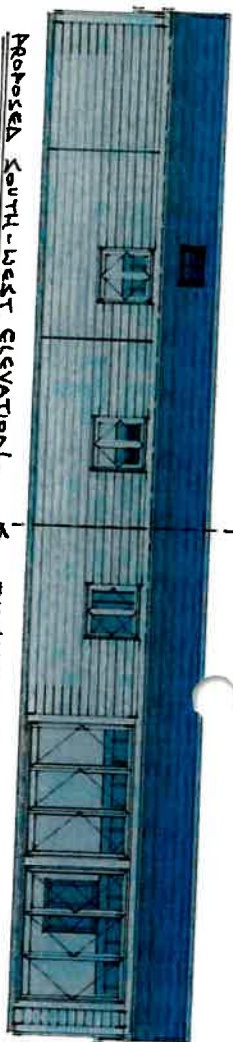
6) 24/00298/CPL | Certificate of lawfulness
application for proposed siting of mobile
home to provide ancillary annexe
accommodation | Upper Wingbury Farm
Leighton Road Wingrave Buckinghamshire
HP22 4LW



Promap
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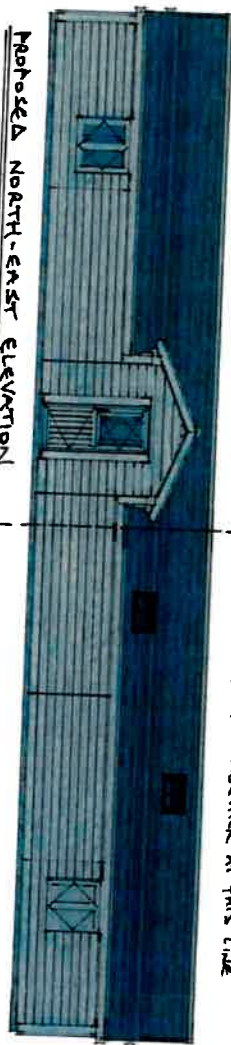
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DRG. N. 90523 02

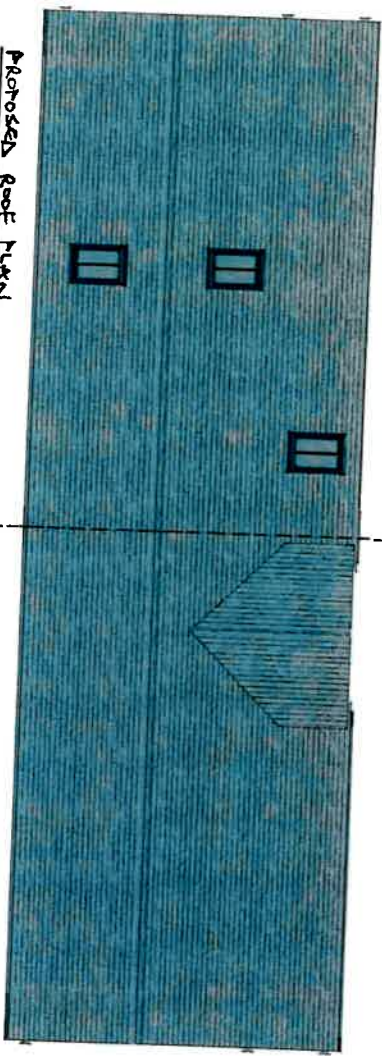


Proposed South-West Elevation

Two sections of mobile home structure to be attached together at this line



Proposed North-East Elevation



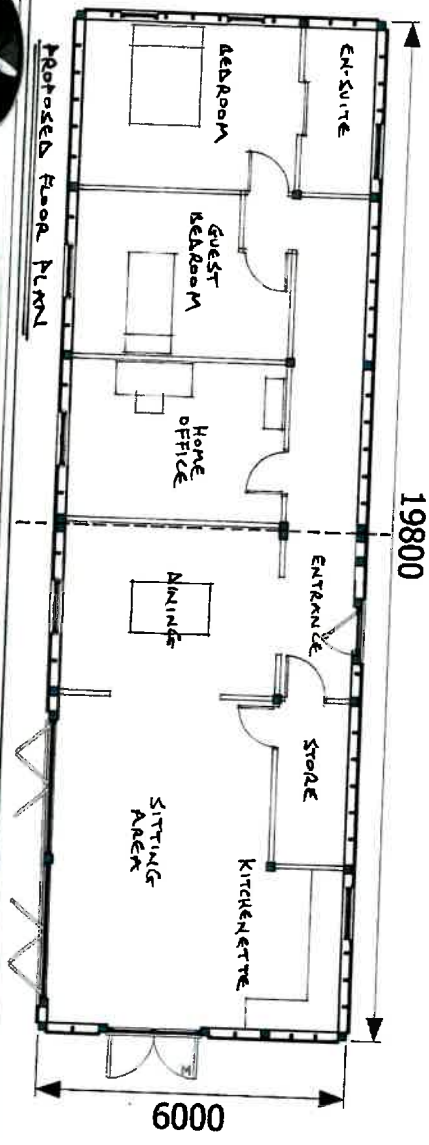
Proposed Roof Plan



Proposed North-West Elevation



Proposed South-East Elevation



Proposed Floor Plan

Proposed



Drawing No. 90523/0

Mr J.Henderson
- 1:100 Date 24/01/24

BUCKINGHAMSHIRE COUNCIL

**Town and Country Planning Act 1990, Sections 191 & 192
(as amended by Section 10 of the Planning & Compensation Act 1991)**

**Town and Country Planning (General Development Procedure) Order (England) 2015
(as amended), Part 8, Article 39**

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT

24/00298/CPL

Mr Jonathan Stackhouse
The Millworks
Heath Mill Road
Wombourne
South Staffordshire

Buckinghamshire Council hereby certify that on 26th January 2024 the matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the approved plan number shown below, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

1 The proposed siting of the mobile home to provide ancillary annexe accommodation, as shown on drawing numbers 90523/02 and 90523/03 received by the Local Planning Authority on 26 January 2024 and drawing number 90523/01A received by the Local Planning Authority on 22 March 2024, is considered to be incidental to the residential use of the planning unit and would not constitute operational development for which a grant of planning permission would be required.

First Schedule

Certificate of lawfulness application for proposed siting of mobile home to provide ancillary annexe accommodation

Second Schedule

Upper Wingbury Farm Leighton Road Wingrave Buckinghamshire HP22 4LW



Eric Owens
Service Director Planning and Environment
On behalf of the Council
26th March 2024

Plans:

90523/01A Location Plan received 22 March 2024

90523/02 Proposed Block Plan received 26 January 2024

90523/03 Proposed Elevations and Floor Plan received 26 January 2024

Notes:

1. This Certificate is issued solely for the purpose of Section 192 of the Town & Country Planning Act 1990 (as amended).
2. It certifies that the use(s) specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the approved plan(s). Any matter which is materially different from that described or which relate(s) to other land may render the owner or occupier(s) liable to enforcement action.

7) 25/05542/CLP | Certificate of lawfulness
for proposed siting of caravan to provide
additional accommodation for family of
homeowners | Dovers Farm Frieth Road
Frieth Buckinghamshire RG9 6PU



Planning, Growth & Sustainability

Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

planning.wyc@buckinghamshire.gov.uk
01494 412246
www.buckinghamshire.gov.uk

Applicants Details :

Whitlock And Lowe
The Millworks
Heath Mill Road
WV5 8AP
United Kingdom

APPLICATION NO: 25/05542/CLP

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

The BUCKINGHAMSHIRE COUNCIL hereby certify that on 7 March 2025 the development specified in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):-

The proposed use of the land, as outlined within the submitted application, does not constitute development as it is defined by section 55 of the Town and Country Planning Act (1990) and as such Planning Permission is not required for the proposed use.

First Schedule

Certificate of lawfulness for proposed siting of caravan to provide additional accommodation for family of homeowners

Second Schedule

AT: Dovers Farm Frieth Road Frieth Buckinghamshire RG9 6PU

Signed

Eric Owens

Service Director of Planning & Environment

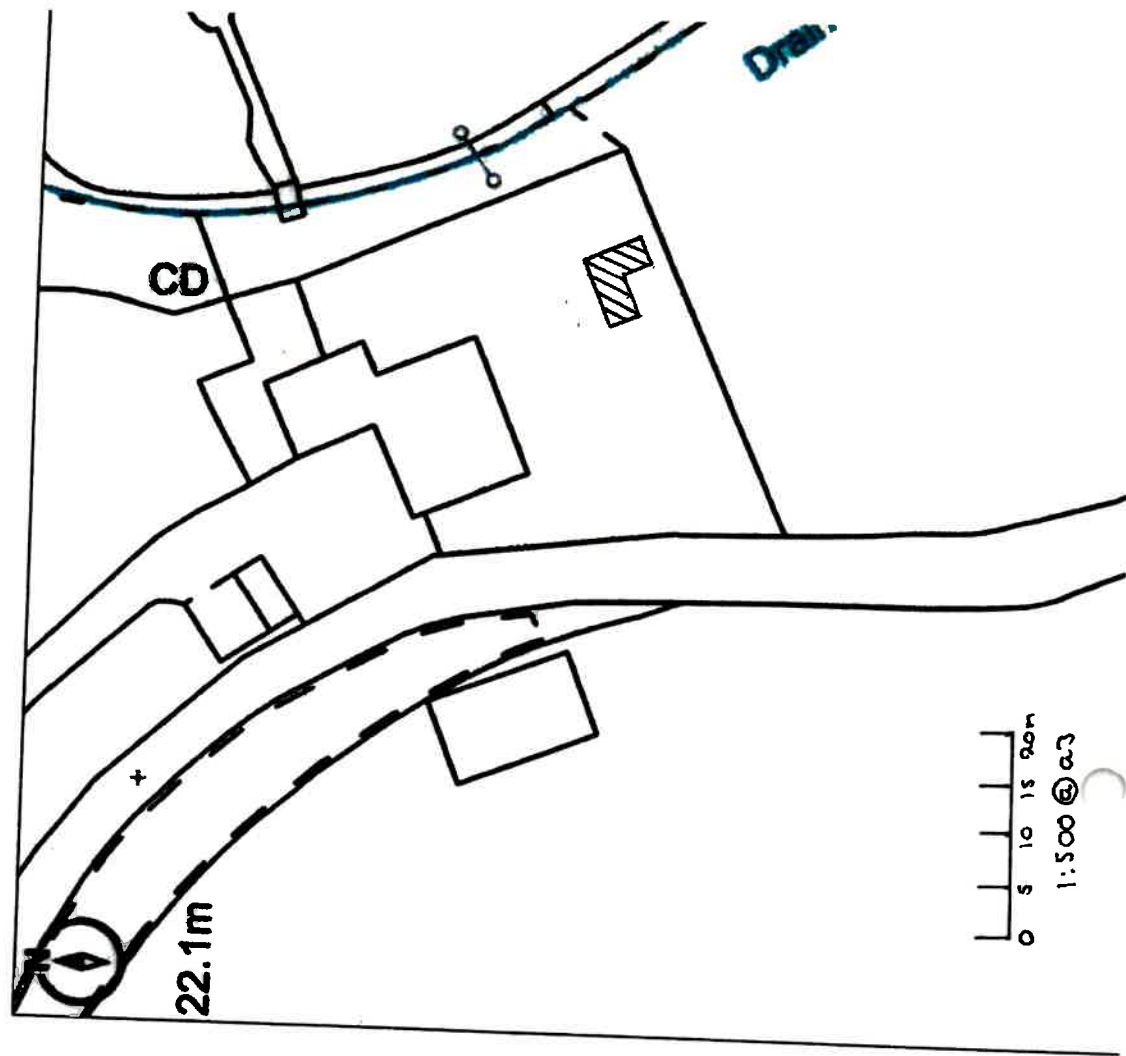
On behalf of Buckinghamshire Council

Dated: 01.05.2025

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 development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified 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 development described in the First Schedule and to land specified in the Second Schedule and identified on the attached plan. Any development which would be materially different from the development described in the First Schedule or which relates to other land may render the owner and/or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act (as amended) which states that the lawfulness of a described 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 relevant to determining such lawfulness.

If you are aggrieved by the determination of the Council you may appeal to the Secretary of State for Communities and Local Government in accordance with section 195 of the 1990 Act (as amended) by sending notice of appeal to the Secretary of State. Appeal forms and booklets can be obtained from Customer Support Unit, The Planning Inspectorate, 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.



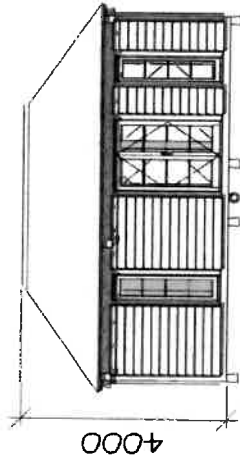
PROPOSED BLOCK PLAN, REG. 94818/03

Single Unit Caravan

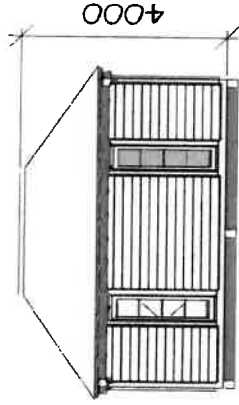
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01/06/2018/06

PROPOSED NORTH ELEVATION

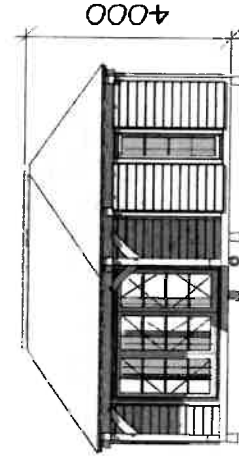


- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE + WHEELS FOR EASY MOVEMENT



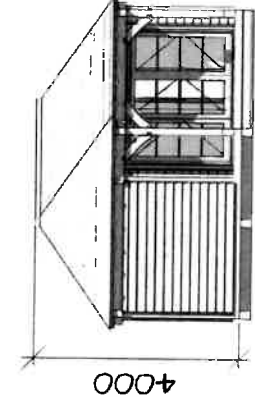
PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION



- SURFACE SMT "BARK PAINT" SUPPORT STANDS

PROPOSED WEST ELEVATION



WHITLOCK & LOWE LTD
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

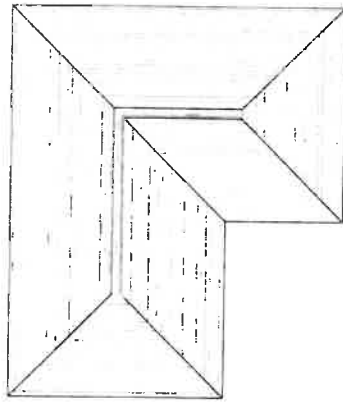
Lightweight Timber Frame Caravan
Proposed Elevations

94818 - 04/03/25
DV/PL/01B(1)P

Single Unit Caravan

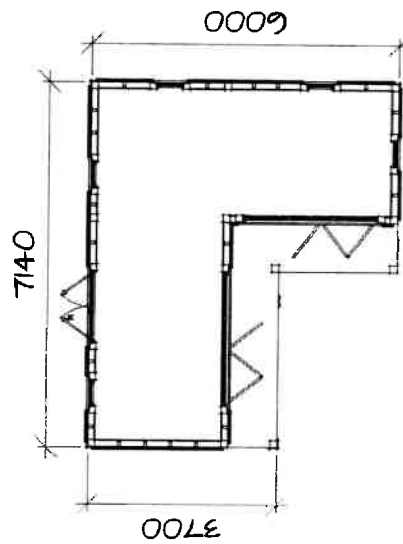
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DRG 94818/07

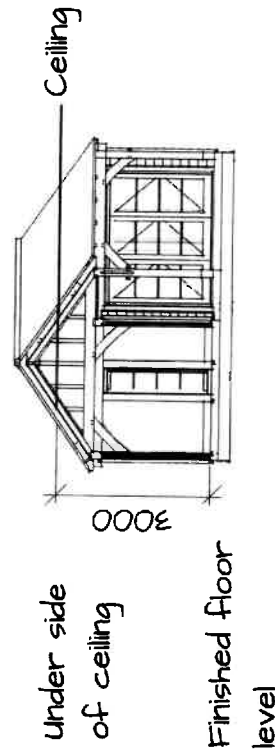


PROPOSED ROOF PLAN

PROPOSED FLOOR PLAN



PROPOSED CROSS SECTION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94818 - 04/03/25
DV/PL/01B(2)P

8) 25/00830/CLOPUD, Manton House
Sevenhampton Cheltenham
Gloucestershire GL54 5SL



COTSWOLD

District Council

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

**CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR
DEVELOPMENT SECTION 192**

APPLICATION REF: 25/00830/CLOPUD

FILE REF:

Cotswold District Council hereby certify that on 17th March 2025 the use or Development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto ("the land") would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

- 1 The proposed development would fall within the definition of a caravan and would not constitute operational development for which a grant of planning permission would be required.

This decision relates to drawings numbers: 94485/01, 94485/02, 94485/03, received 17.03.2025 and 94485/04 received 13.05.2025.

Geraldine LeCointe

Geraldine LeCointe
Assistant Director of Planning Services

Date: 14th May 2025

FIRST SCHEDULE

Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for siting of caravan to provide additional accommodation for family of homeowners

SECOND SCHEDULE

Manton House Sevenhampton Cheltenham Gloucestershire GL54 5SL

Notes:

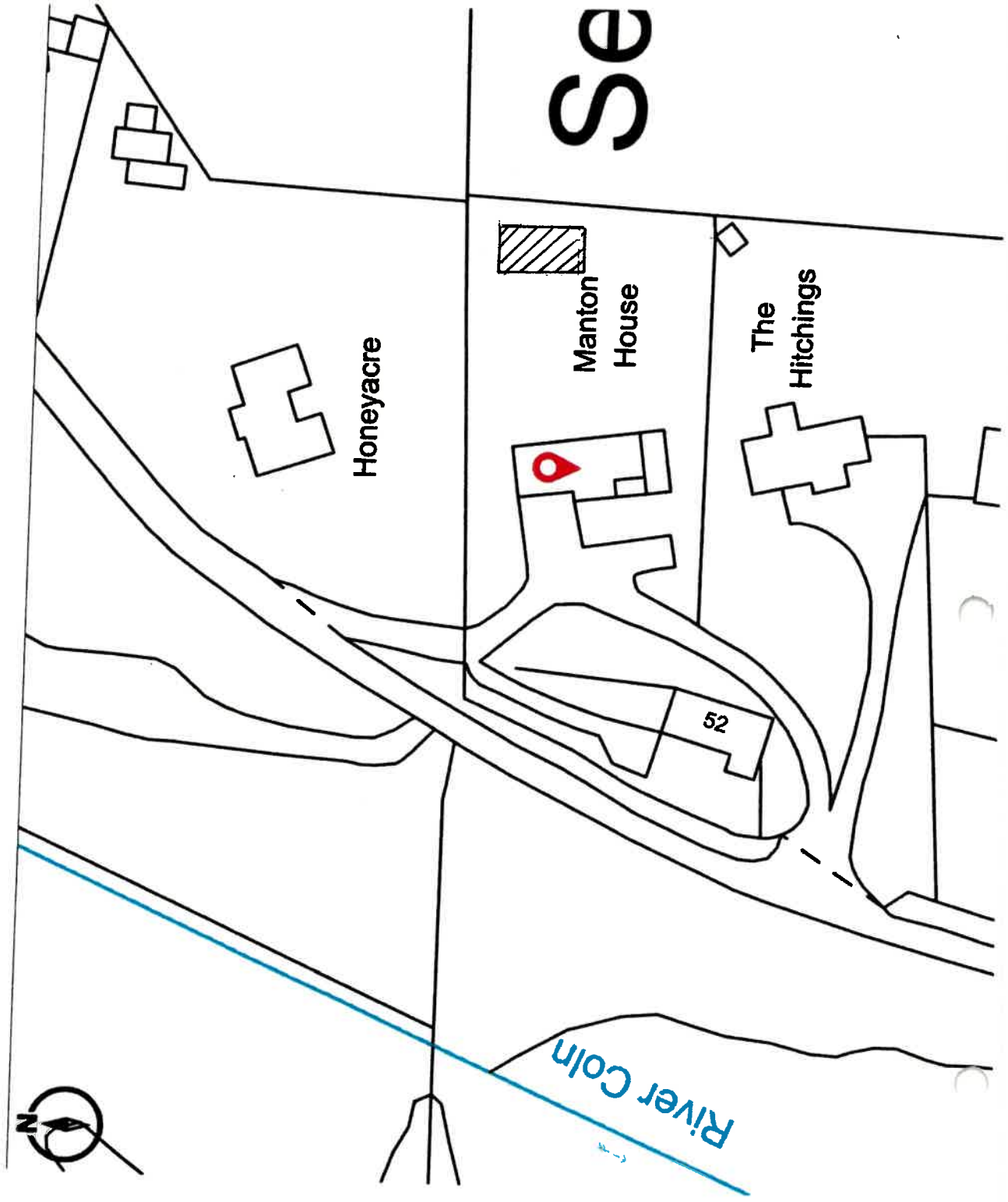
(1) This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

(2) It certifies that the proposed use or development specified in the First Schedule could take place on the land described in the Second Schedule lawfully and, thus, it may not be liable to enforcement action under Section 172 of the 1990 Act on that date.

(3) This certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plans. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

(4) The effect of this certificate is also qualified by the proviso in section 192(4) of the 1990 Act, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations are begun, in any matters relevant to determining such lawfulness.

PROPOSED BLOCK PLAN, DEF. 94485/02, 17-03-2025

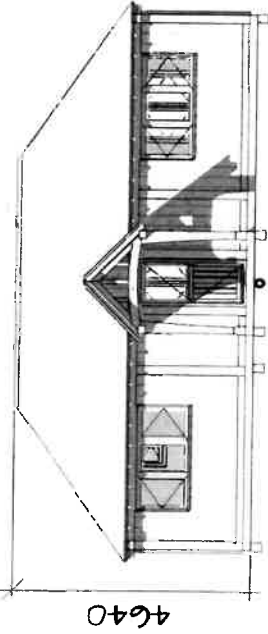


0 5 10 15 20m
1:500 @ a3

Single Unit Caravan

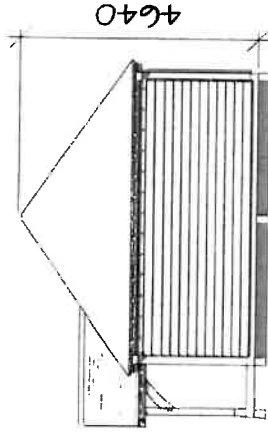
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drg. 94485/03

Proposed West Elevation

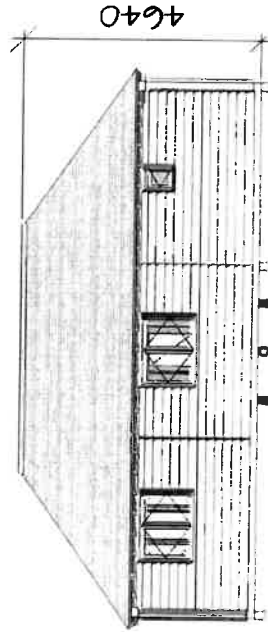


- > Caravan Steel Base
- > Pick Up Eyes
- > Removable Axle & Wheels for easy movement

Proposed South Elevation

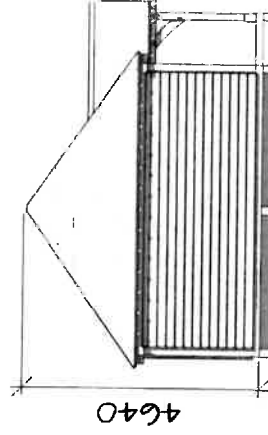


Proposed East Elevation



- > Surface sat "Easy Pad" Support Stands

Proposed North Elevation



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

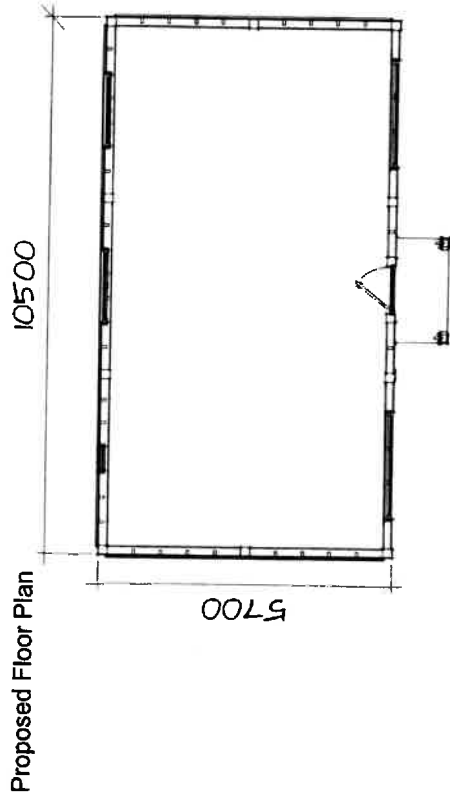
94485 - 14/03/25
BC/JR/01C(1)P



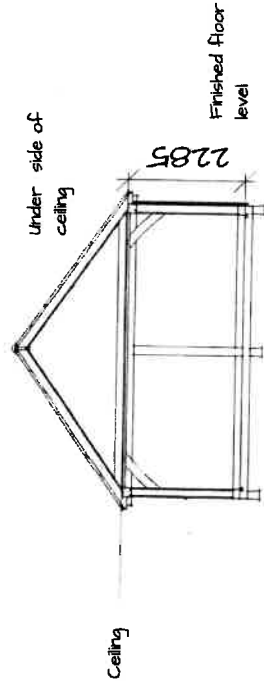
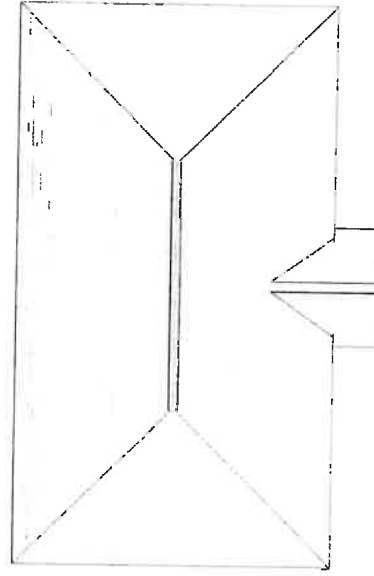
Single Unit Caravan

Scale = 1:100 @ A3

drg. 94485/04



Proposed Roof Plan



Proposed Cross-Section



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF "THE FINEST" HOLIDAY PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94485 - 14/03/25
BC/JR/01C(2)P

9) 2025/0684 – George House 16 Meadway
Esher KT10 9HF



Elmbridge

Borough Council

Mr Jack Nethercott
The Millworks
Heath Mill Road
Wombourne
WV5 8AP

Elmbridge Borough Council
Civic Centre
High Street
Esher
Surrey KT10 9SD

Date: 09 May 2025
Reference: 2025/0684

Certificate of Lawful Use or Development

Town and Country Planning Act 1990 (as amended): sections 191 and 192
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39

Elmbridge Borough Council hereby certifies that on 14/03/2025 the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1 REASONS FOR GRANT OF CERTIFICATE

The provision of a mobile home within the curtilage of the dwellinghouse to provide ancillary accommodation for the applicant's extended family would not constitute development under Section 55 of the Town and Country Planning Act 1990 (as amended), and therefore, planning permission from the Local Planning Authority is not required.

First schedule

Static caravan ancillary to main dwelling.

Second schedule

George House 16 Meadway Esher Surrey KT10 9HF

Please read the important notes attached.

Suzanne Parkes
Head of Planning and Environmental Health



Important notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use, operations or other matter specified in the First Schedule taking place on the land described in the Second Schedule was/were/would have been lawful on the specified date and therefore, was not/were not/would not have been liable to enforcement action under Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use, operations or other matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operations or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations are begun in any of the matters relevant to determining such lawfulness.

Appeals to the Secretary of State

5. If you are aggrieved by the decision of the local planning authority, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990. There is no time limit for making an appeal in relation to section 191/192, although if you're appealing an application about a listed building lawful development certificate, you must appeal within 6 months of the decision.

Appeals can be made online at: [gov.uk/planning-inspectorate](https://www.gov.uk/planning-inspectorate). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

Positive and proactive engagement

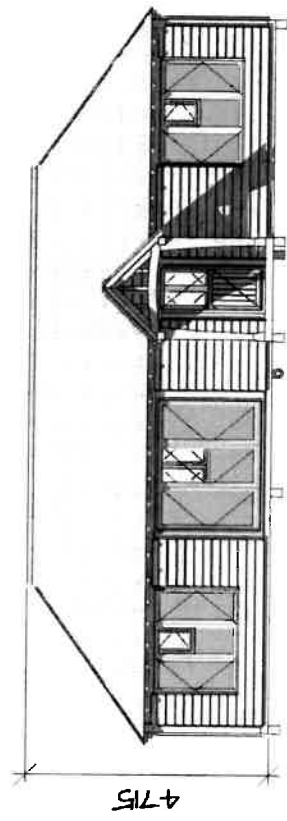
6. The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

PROPOSED SOUTH-EAST ELEVATION

Single Unit Caravan

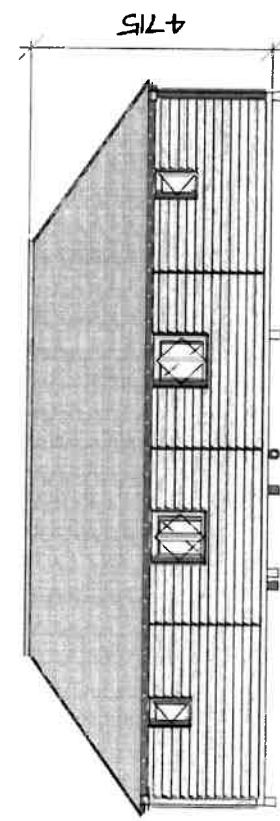
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DRG. 95438/06

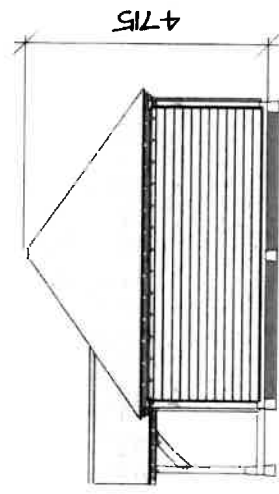


- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE DOOR & WHEELS FOR EASY MOVEMENT

PROPOSED NORTH-WEST ELEVATION

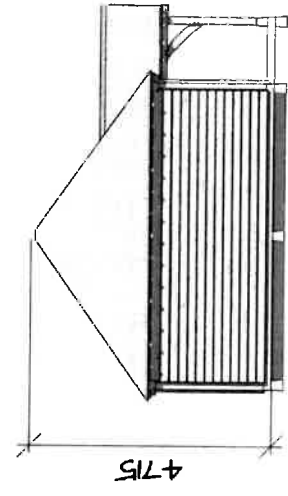


- SURFACE SAT 'EASY PADS' SUPPORT STANOS



PROPOSED NORTH-EAST ELEVATION

PROPOSED SOUTH WEST ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

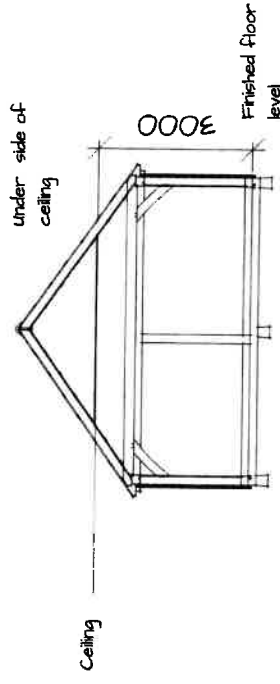
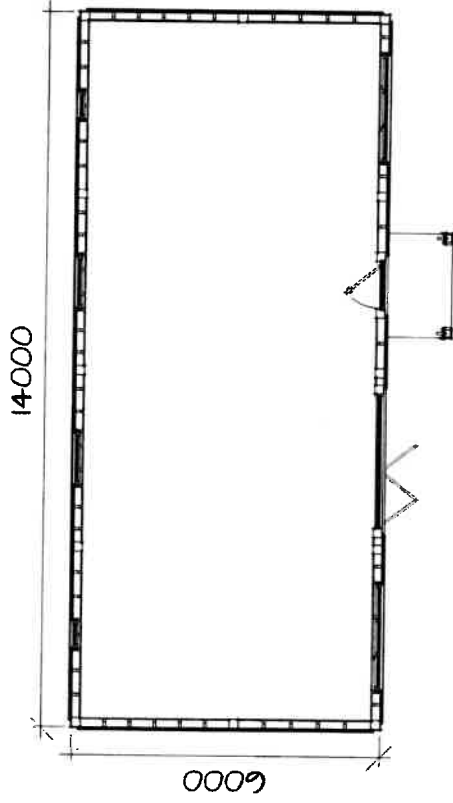
95438 - 13/03/25
BC/PB/01D(1)P

Scale = 1:100 @ A3

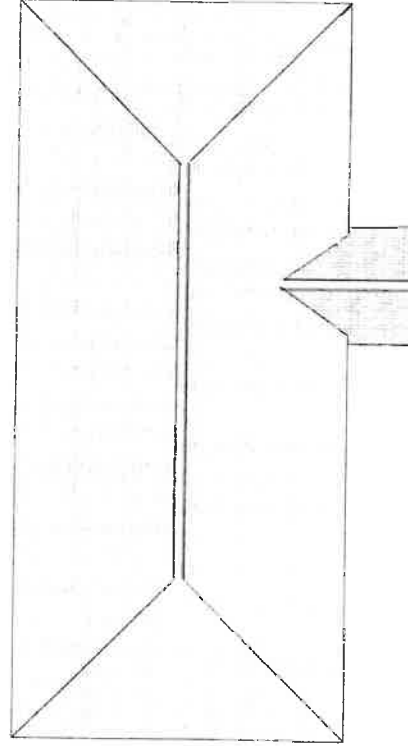
DRG. 95438/07

Single Unit Caravan

PROPOSED FLOOR PLAN



PROPOSED CROSS-SECTION



PROPOSED ROOF PLAN



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

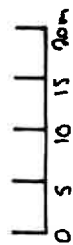
Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95438 - 13/03/25
BC/PB/01D(2)P

PROPOSED BLOCK PLAN, DRS. 954.39/93



N



1:500 © 2003

MEADOWAY

WY 22

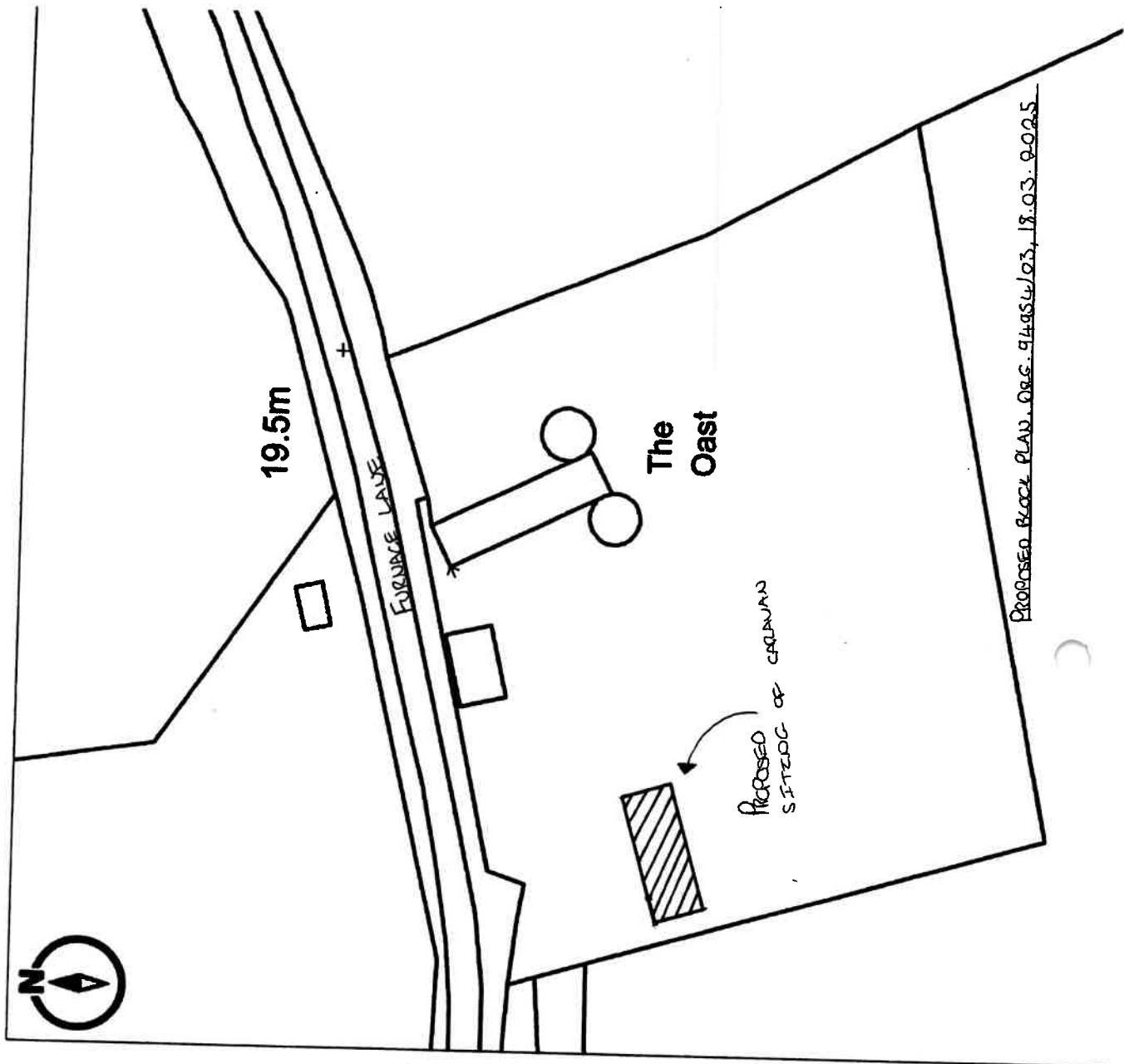
2

11

15

14

10) RR/2025/450/O, Furnace Oast, Furnace
Lane, Borad Oak, Brede, TN31 6ET

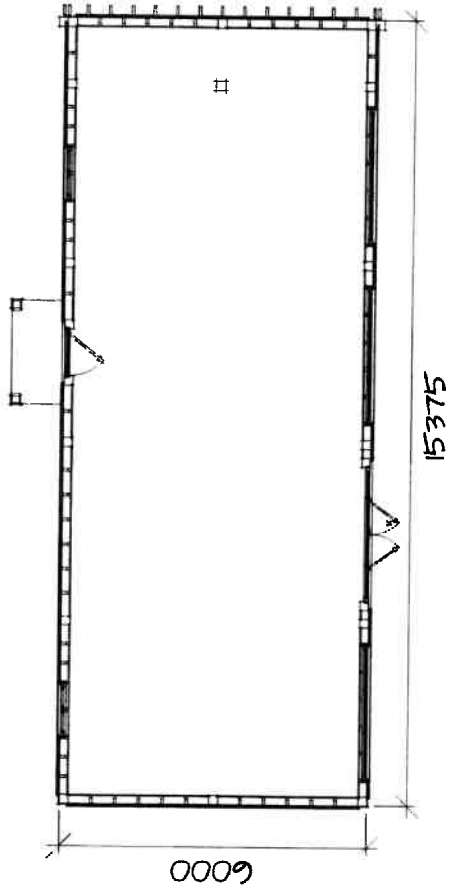


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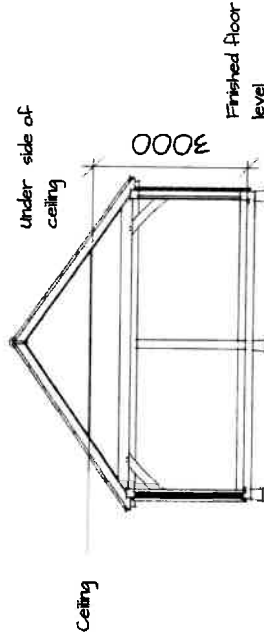
PROPOSED BLOCK PLAN Dwg. 94054/03, 18.03.0025

Scale = 1:100 @ A3
 drg. 94954/07

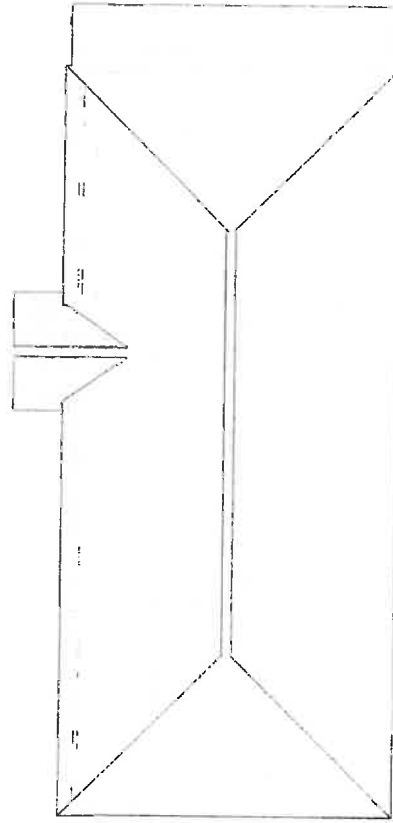
Single Unit Caravan



Proposed Floor Plan



Proposed Cross-Section



Proposed Roof Plan



**WHITLOCK
 & LOWE LTD**
MANUFACTURERS OF THE FINEST CARAVAN PRODUCTS

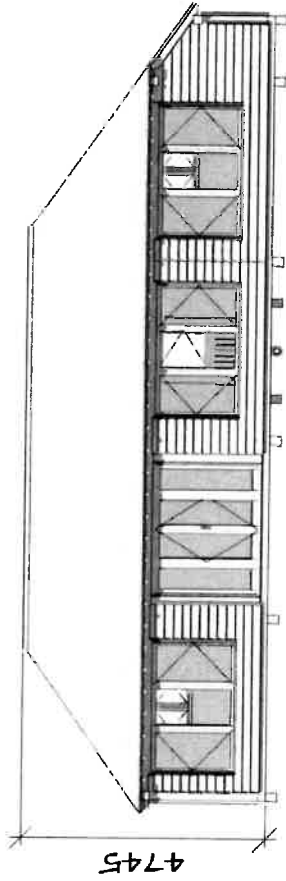
Lightweight Timber Frame Caravan
 Proposed Plans & Cross Section

94954 - 17/03/25
 BC/DOD/01A(2)P

Single Unit Caravan

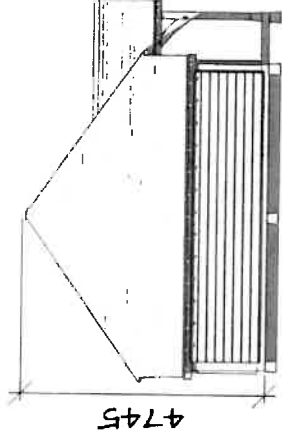
Scale = 1:100 @ A3
 drg. 94954/06

Proposed South Elevation

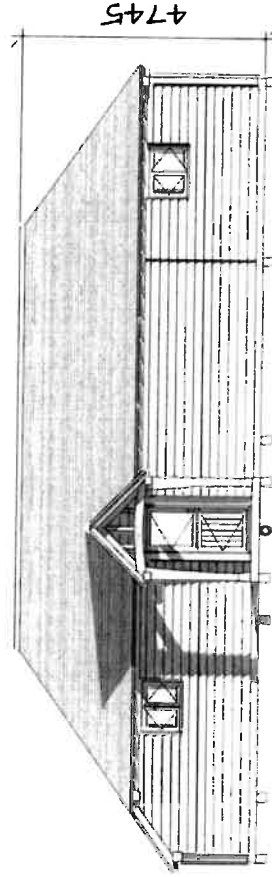


-) Caravan Steel Base
-) Pick Up Eyes
-) Removable Axle & Wheels for easy movement

Proposed East Elevation

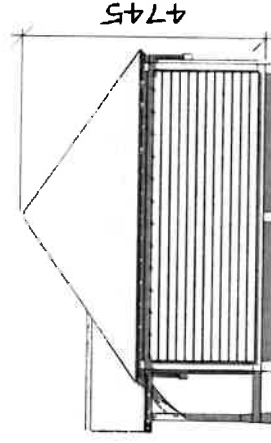


Proposed North Elevation



-) Surface sat "Easy Pad" Support Stands

Proposed West Elevation



**WHITLOCK
 & LOWE LTD**
MANUFACTURERS OF THE FIRST-TIMBER PRODUCTS

Lightweight Timber Frame Caravan
 Proposed Elevations

94954 - 17/03/25
 BC/DOD/01A(1)P



Application No: RR/2025/450/O

Decision Date: 13th May 2025

Town & Country Planning Act 1990

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

AGENT/APPLICANT

Whitlock And Lowe
Attn: Mr Jack Nethercott
The Millworks
Heath Mill Road
Wombourne
WV5 8AP

APPLICANT

Whitlock And Lowe
Attn: Mr Jack Nethercott
The Millworks
Heath Mill Road
Wombourne
WV5 8AP

DESCRIPTION:

Lawful Development Certificate for the proposed siting of caravan to provide additional accommodation for family.

LOCATION:

Furnace Oast, Furnace Lane, Broad Oak, Brede

The Rother District Council hereby certifies that on 18th March 2025 the development 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 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed caravan conforms to the definition of a caravan as set out under Section 13 of the Caravan Sites Act 1968 and Section 29(1) of the Caravan Sites and Control of Development Act 1960. As the purpose is to provide additional habitable space ancillary to the main dwelling, there is no change of use associated with the land and therefore planning permission is not required.

FIRST SCHEDULE

Lawful Development Certificate for the proposed siting of caravan to provide additional accommodation for family.

SECOND SCHEDULE

Furnace Oast, Furnace Lane, Broad Oak, East Sussex, TN31 6ET

(more specifically the land edged red and the details set out on:

- 94954/01 - Site location plan, dated: March 2025
- 94954/03, Proposed block plan, dated: March 2025
- 94954 - BC/DOD/01A(1)P - Proposed elevations, dated: March 2025
- 94954 - BC/DOD/01A(2)P - Proposed floor plan and section, dated: March 2025

This notice is signed below by the Council's authorised officer on behalf of Rother District Council.

This Certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

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

The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described 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 other matters relevant to determining such lawfulness.

NOTE

The caravan is only permitted as ancillary use to the main dwelling of Furnace Oast. Any occupation as a separate unit of accommodation would require planning permission.



Head of Planning

Application No: RR/2025/450/O

Decision Date: 13th May 2025

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (planningappeals@rother.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>



19.5m

FURNACE LANE

The
Oast

FB

LOCATION PLAN OAG 94954/01, 18.03.2025



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11) 25/00884/COL, The Old Rectory High
Road Horsington Templecombe Somerset
BA8 ODN

Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 AND 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

APPLICATION NO **25/00884/COL**

APPLICANT **Mr Jack Nethercott** PARISH: **Horsington**

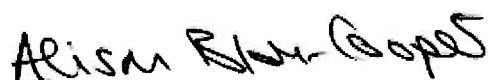
Description: **Application for a Lawful Development Certificate for the Proposed siting of a caravan to provide additional ancillary living accommodation for extended family members of the existing residents of The Old Rectory**

Location: **The Old Rectory High Road Horsington Templecombe Somerset BA8 0DN (GR:369696/123914)**

SOMERSET COUNCIL hereby certify that on 23.04.2025 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, was lawful within the meaning of section 192 as appropriate of the *Town and Country Planning Act 1990 (as amended)*, for the following reason(s):

From the information submitted in the application documents the land will remain as one single planning unit with the Mobile Home sited within the curtilage of the main dwelling on the land, known as The Old Rectory. The use of the Mobile Home will be an ancillary use providing additional living accommodation. The use as described will be lawful development as no operational development or material change of use will take place and therefore this use will be immune from enforcement action.

Signed:



Alison Blom-Cooper MRTPI

Chief Planning Officer

Somerset Council

On behalf of the Somerset Council

Date: 30 May 2025

APPLICATION NO 25/00884/COL

First Schedule:

Application for a Lawful Development Certificate for the proposed siting of a caravan to provide ancillary living accommodation for extended family members of the existing residents of The Old Rectory.

Second Schedule:

The Old Rectory, High Road, Horsington, Templecombe, BA8 0DN

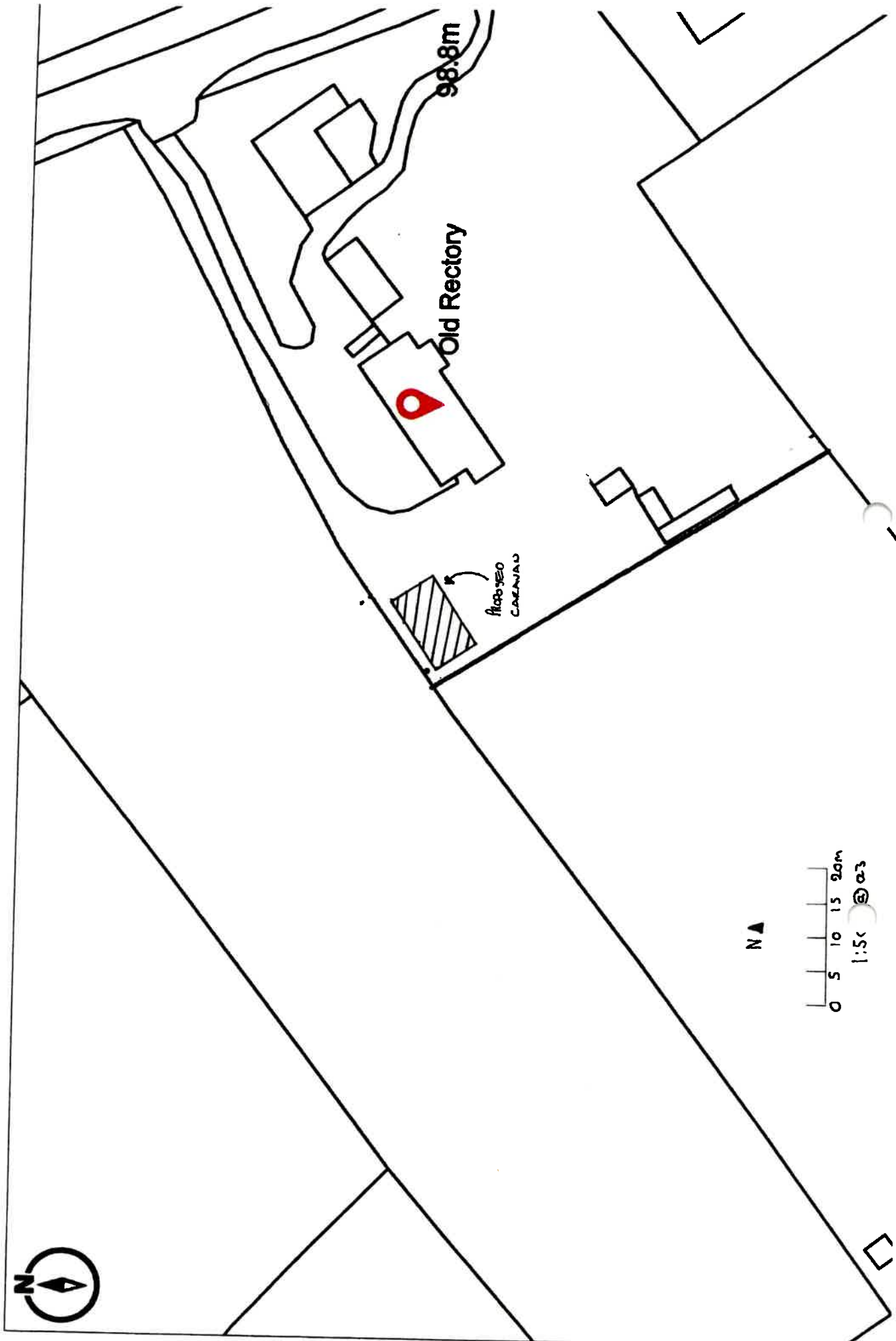
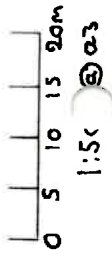
Notes

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 specified in the First Schedule taking place on the land described in the Second schedule would be lawful, on the specified date and, therefore, would not be not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any **use or operation** which is materially different from those described or which relate/s to other land may render the owner or occupier liable to enforcement action.

PROPOSED BLOCK PLAN, D.S. 9/12/09, 04-04-03



N ▲

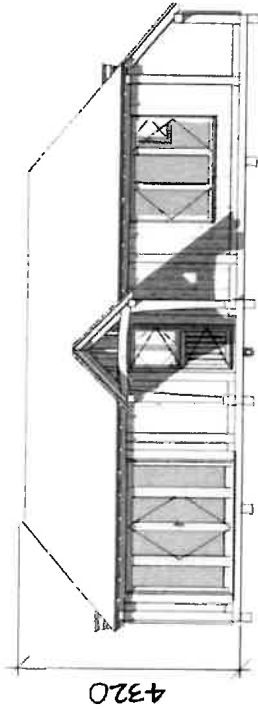


Single Unit Caravan

Scale = 1:100 @ A3

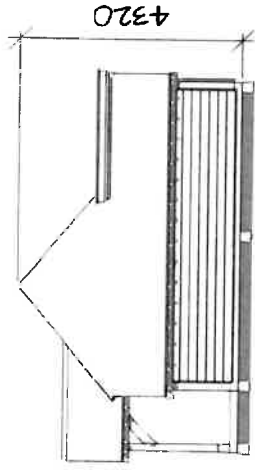
006.9406/03

PROPOSED FRONT ELEVATION

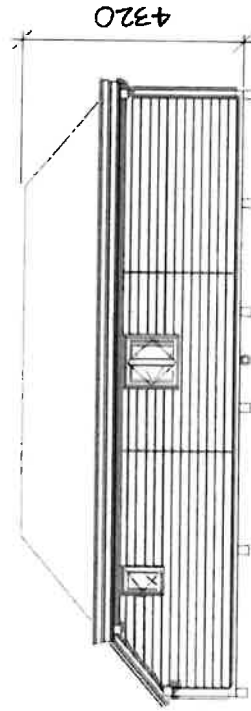


- CARAVAN STEEL BASE.
- PICK-UP EYES
- REMOVE ANGLE WHEELS TO ADO MOVEMENT.

PROPOSED SIDE ELEVATION

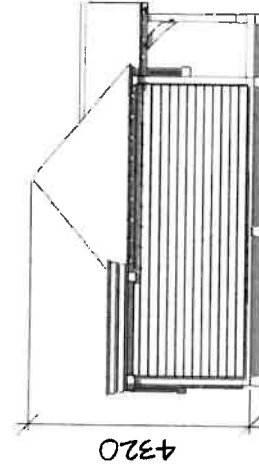


PROPOSED REAR ELEVATION



- SURFACE SAT "EASY PAO" SURFACET STANDS.

PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE "FINEST" HIERA PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

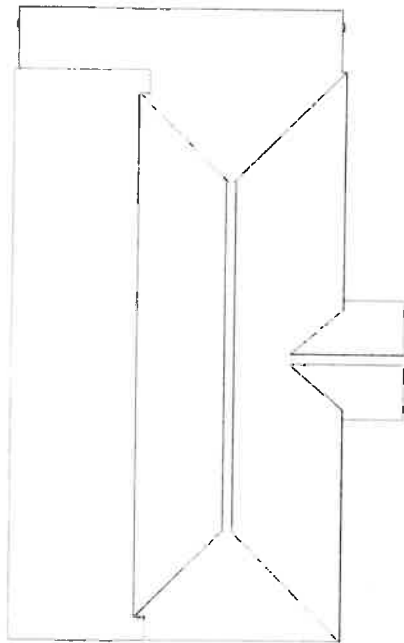
94126 - 25/03/25
DV/MP/02B(1)P

Proposed Roof Plan

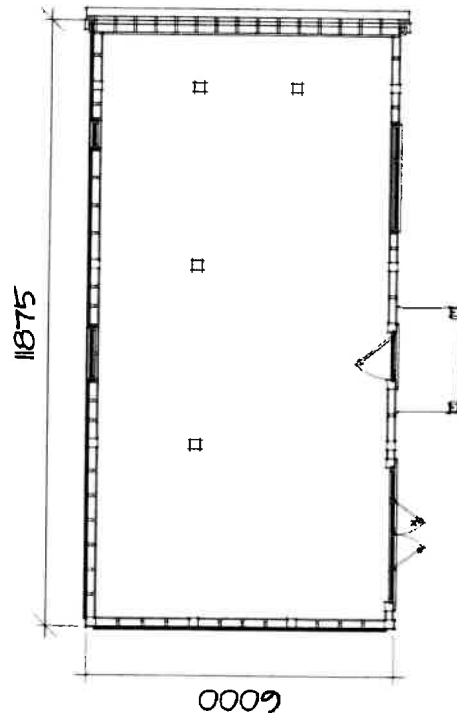
Single Unit Caravan

Scale = 1:100 @ A3

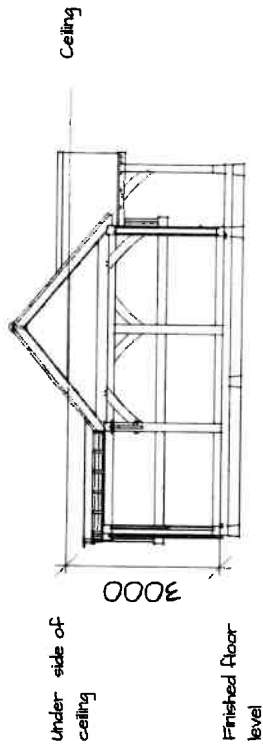
Ref. 94126/04



Proposed Floor Plan



Proposed Cross Section



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94126 - 25/03/25
DV/MP/02B(2)P

12) 25/0994/CLPUD, Tanners Cottage,

Weathercock Lane, Congleton, CW12

3PS



Working for a **brighter future** together

Mr Jack Nethercott
Whitlock and Lowe
The Millworks, Heath Mill Road,
Wombourne,
South Staffordshire
WV5 8AP

**Development
Management**
Delamere House
Delamere Street, Crewe
CW1 2LL
Telephone: 0300 123 5014
Email: [planning@cheshire
east.gov.uk](mailto:planning@cheshire-east.gov.uk)

DECISION NOTICE

Application No: **25/0994/CLPUD**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (as amended by section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015: Article 39

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Council hereby CERTIFIES that on 13 March 2025 the use / operation / matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged **BLUE** on the plan attached to this certificate, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposal complies with Part 5, Class A of the General Permitted Development Order (2015) (as amended) and will be ancillary to the main dwelling. The certificate should be granted in the terms sought in the application.

First Schedule

Lawful development certificate for proposed siting of caravan to provide additional accommodation for family of homeowners.

Second Schedule

Tanners Cottage Weathercock Lane

Congleton
Cheshire East
CW12 3PS

Notes

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act, 1990 as amended.
2. It certifies that the use/operation/matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus was not 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/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act as amended which states that the lawfulness of the described 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 relevant to determining such lawfulness.

Dated: 19 June 2025

Signed

A handwritten signature in black ink, appearing to be 'Ahmad W. Khan', written in a cursive style.

Authorised Officer *for*

Cheshire East Borough Council

We enclose our decision notice in respect of the application you recently submitted to us.

You should read the notice carefully. It is your responsibility to ensure that you comply with the terms of any conditions which are attached to it. Where conditions require you to submit further information to us you will need to pay a fee and submit a separate application. The notice doesn't convey or grant consent for anything other than the application you made under the terms of the Town and Country Planning Act 1990.

If you are aggrieved by our decision to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State. For planning and related applications this is covered under section 78 of the Town and Country Planning Act 1990 (as amended). For listed building consent applications, this is covered under Section 20 of Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). For advertisement consent applications, this is covered under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). You must submit your appeal within:

- 12 weeks of the date of this notice in the case of householder applications
- 8 weeks of the date of this notice for advertisement applications or
- 6 months of the date of this notice in all other cases

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 03034445000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

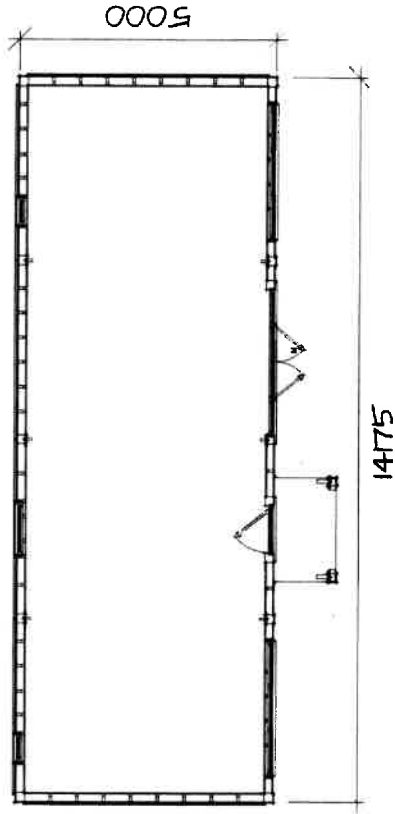
If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Single Unit Caravan

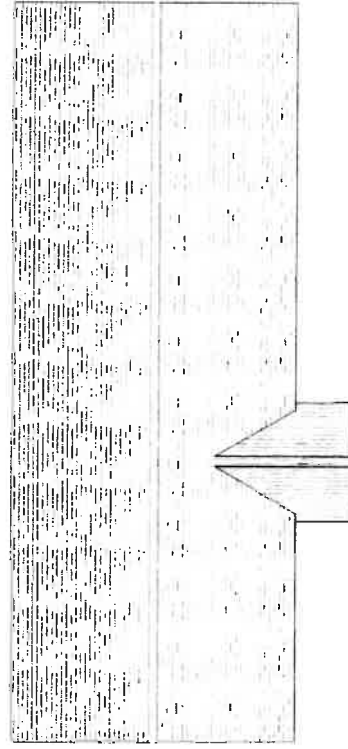
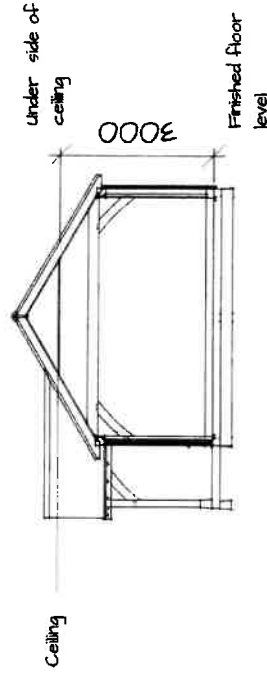
Scale = 1:100 @ A3

DRG. 94949/04



PROPOSED FLOOR PLAN

PROPOSED CROSS-SECTION



PROPOSED ROOF PLAN



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

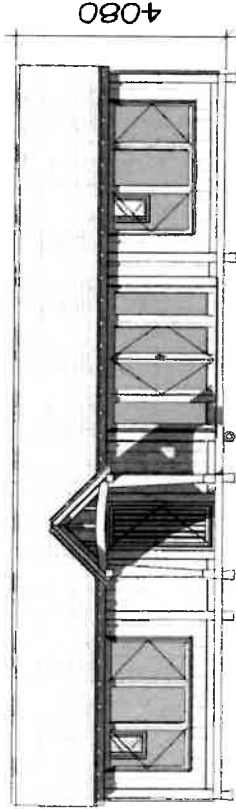
Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94949 - 11/03/25
DV/DP/01A(2)P

Single Unit Caravan

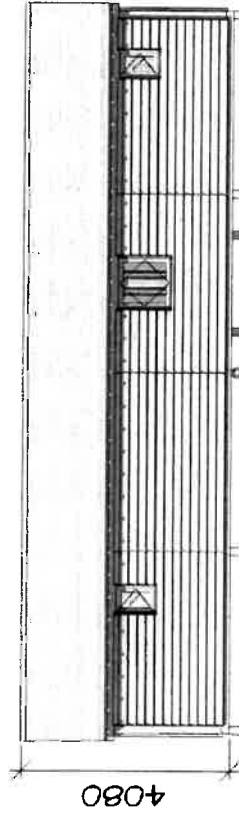
Scale = 1:100 @ A3

PROPOSED WEST ELEVATION



- CARAVAN STEEL BASE
- PICK - UP EYES
- REMOVABLE AXLE + WHEELS FOR EASY MOVEMENT

PROPOSED EAST ELEVATION

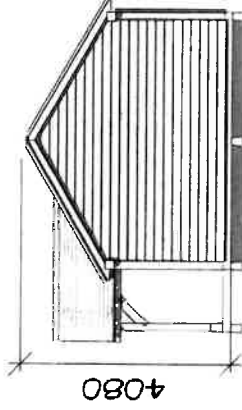


- SURFACE SAT "EASY PRO" SUPPORT STANDS.

**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

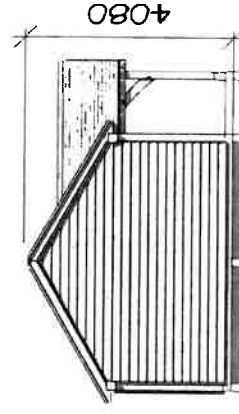
Lightweight Timber Frame Caravan
Proposed Elevations

DRG. 94949/03



PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION



94949 - 11/03/25
DV/DP/01A(1)P

PROPOSED BLOCK PLAN, DEC. 94949/09

Tanners
Farm
Barn

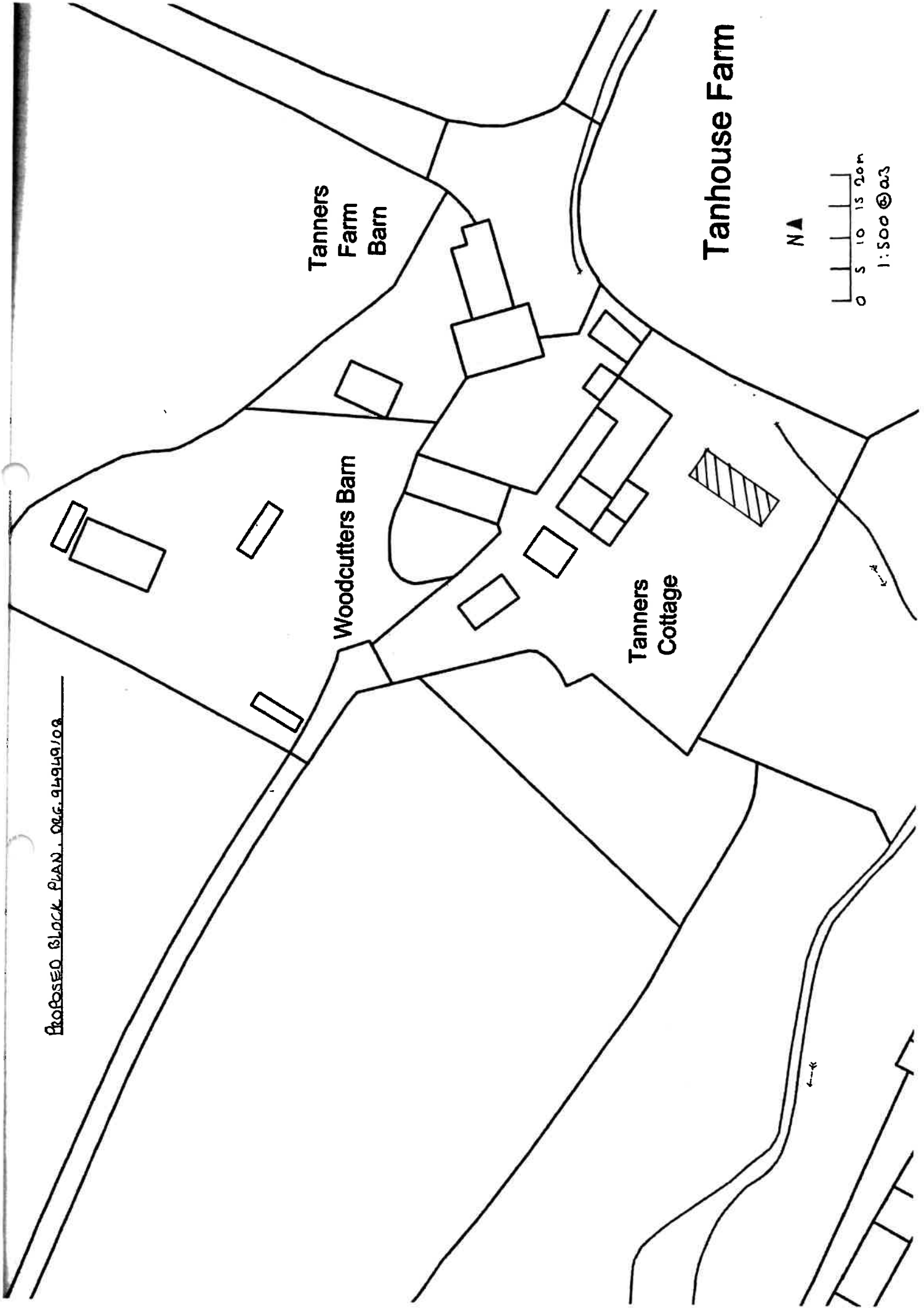
Woodcutters Barn

Tanners
Cottage

Tanhouse Farm

N ▲

0 5 10 15 20 m
1:500 @ a3



13) P/CLP/2025/03802,

Turbary Cottage, Holt

Heath, Mannington, BH21

7JZ



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

☎ 01305 838336- **Development Management**

☎ 01305 224289- **Minerals & Waste**

📧 www.dorsetcouncil.gov.uk

Mr Jack Nethercott
Whitlock and Lowe
The Millworks,
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

Date: 11 July 2025

Ref: P/CLP/2025/03802

Case Officer: Victoria Chevis

Team: Eastern

☎ 01305 224371

✉ victoria.chevis@dorsetcouncil.gov.uk

Planning Decision Notice

Certificate of Lawful Use Proposed

Town and Country Planning Act 1990

Town and Country Planning

(Development Management Procedure) (England) Order 2015

Application Number: P/CLP/2025/03802

First Schedule: Certificate of Lawfulness : Siting of Caravan to provide additional ancillary accommodation for family occupying Turbury Cottage

Second Schedule: Turbury Cottage Holt Heath Mannington BH21 7JZ
(Shown edged red on the attached plan)

Dorset Council as Local Planning Authority hereby certify that on 30 June 2025 the development described in the First Schedule, of the land specified in the Second Schedule (as edged red on the plan attached) **is lawful** for the purposes of Section 192 of the Town and Country Planning Act 1990.

In making this decision the Council considered whether the use/development as described in the application is lawful or whether the application should be refused.

This certificate does not cover Building Regulations Approval. Please see our website www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/contacts/building-control-contacts for more details about making a building regulation application and contacting our Building Control Team.

This development is lawful for the following reasons:

1. On the information provided, Dorset Council, the Local Planning Authority, is satisfied that the siting of the proposed single unit caravan, which meets the definition of a "caravan" under the Caravan Sites and Control of Development Act 1960 & Caravan Sites Act 1968, for purposes that are ancillary to the enjoyment of the dwellinghouse and not in independent residential use, will not represent a material change of use.



Decision Date: 11 July 2025

Mike Garrity
**Corporate Director - Planning
Place**

Planning Decision Notes

This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

- It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
- This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule as shown on the attached plan. Any matter which is materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
- The effect of this certificate is also qualified by the proviso in section 192 (4) of the 1990 Act as amended, which states that the lawfulness of a described use or proposed use or operations is only conclusively presumed where there has been no material change, before the use is initiated or the operations begun, in any of the matter to determining such lawfulness.
- If you disagree with the decision then you can appeal to the Secretary of State (Planning Inspectorate) under section 195 and 196 of the Town and Country Planning Act 1990.

An appeal must be made by the applicant. You must use a form available from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or an appeal can be made on-line at this website. Appeals - Appeals - Planning Portal

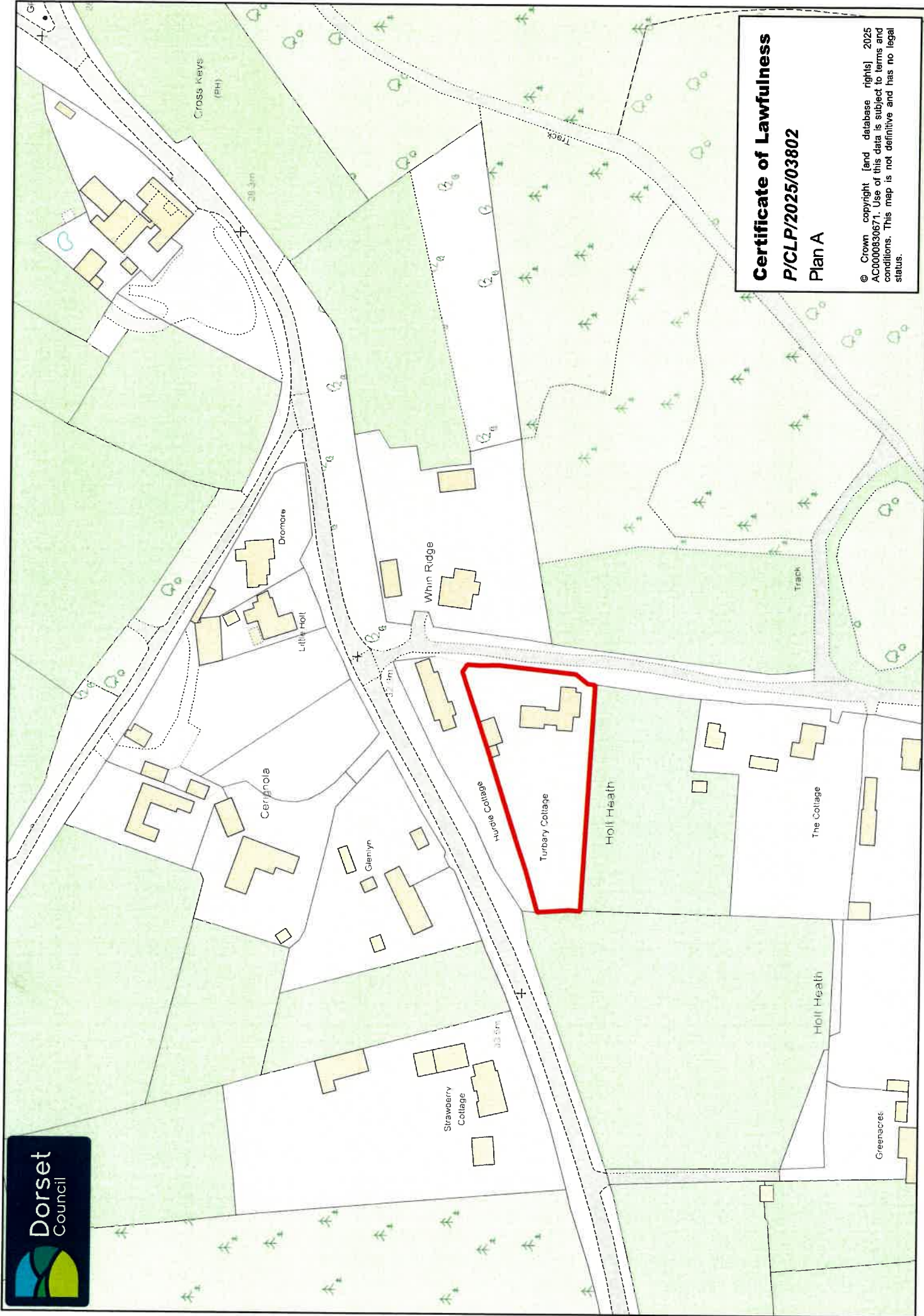
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Southern Gas Networks – Overbuild Advisory

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services and contact the pipeline operator before carrying out any works.

Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk

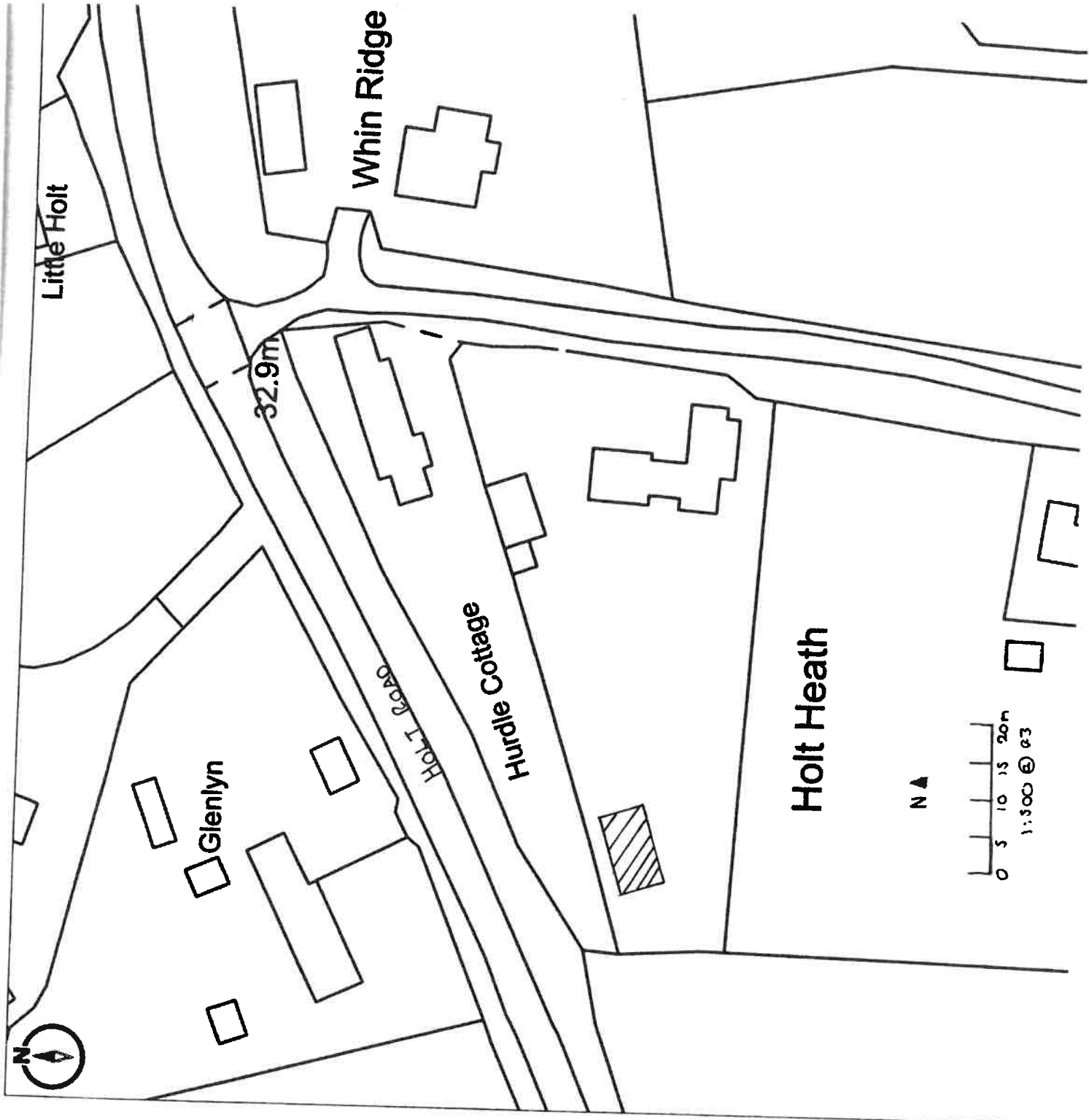


Certificate of Lawfulness

P/CLP/2025/03802

Plan A

© Crown copyright [and database rights] 2025
AC0000830671. Use of this data is subject to terms and
conditions. This map is not definitive and has no legal
status.

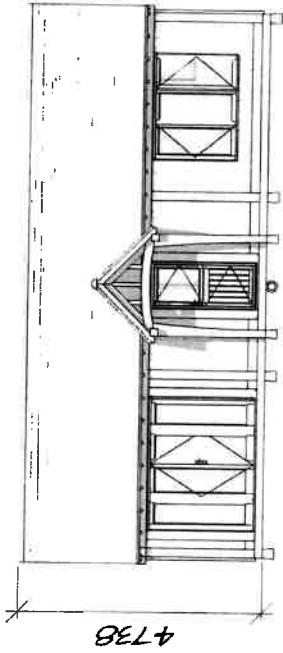


PROPOSED BLOCK PLAN, ORKNEY STATION

Single Unit Caravan

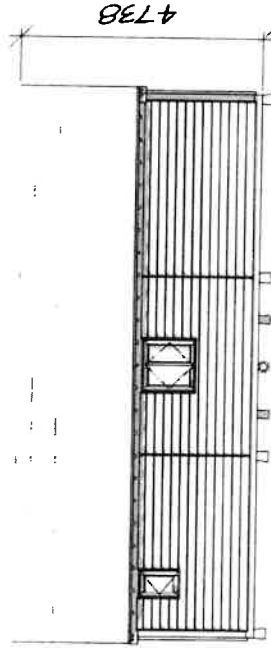
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PROPOSED FRONT ELEVATION



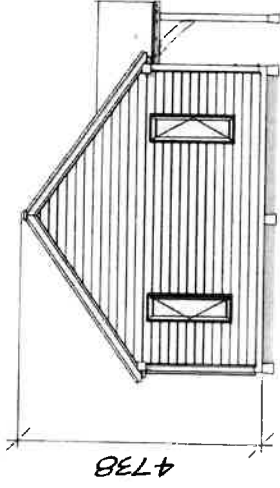
- CARAVAN STEEL BASE
- PICK-UP RINGS
- REMOVABLE AXLE + WHEELS TO AID MOVEMENT

PROPOSED REAR ELEVATION



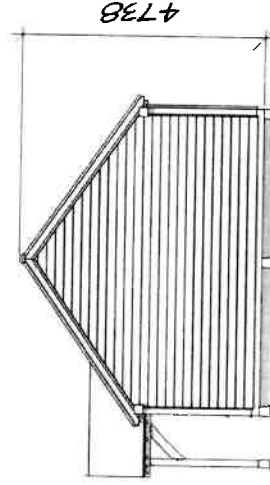
- SURFACE SAT "EASY-PAD" SUPPORT STANDS

DATE: 95720/03



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

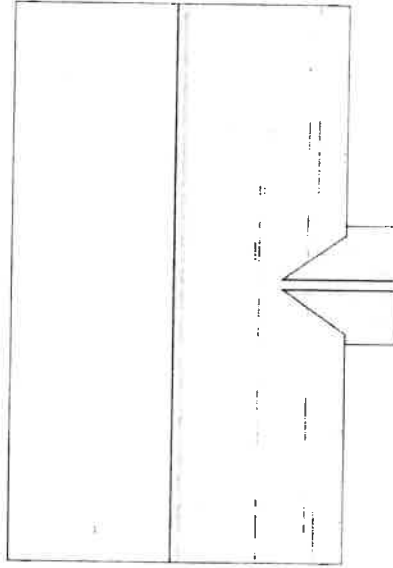
Lightweight Timber Frame Caravan
Proposed Elevations

95720 - 27/06/25
OV/MP/01A(1)P

Single Unit Caravan

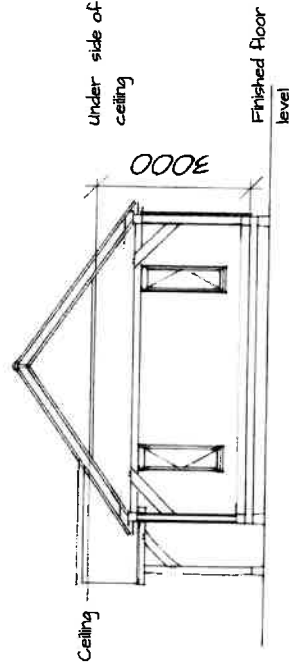
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0000 95790/04

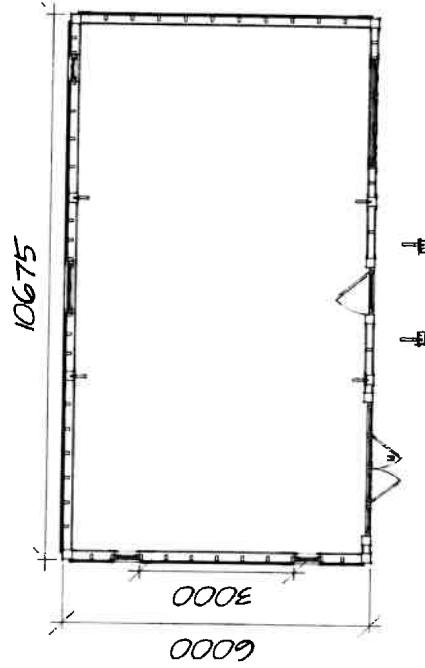


PROPOSED SIDE ELEVATION

PROPOSED CROSS-SECTION SHOWING DETAILS



PROPOSED FLOOR PLAN



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95720 - 27/06/25
OV/MP/01A(2)P

14) C25/0420/44/TC, St Brides

Cottage, Porthmadog, LL49 9YA

I / To:
Jack Nethercott
Whitlock and Lowe

Ymgeisydd / Applicant:
Jack Nethercott

Rhif Cais:
Application Number:

C25/0420/44/TC

Cofrestwyd:
Registered:

06-06-2025

**DEDDF CYNLLUNIO GWLAD A THREF 1990 : ADUAN 192
TYSTYSGRIF DEFNYDD NEU DDATBLYGIAD CYFREITHLON**

**TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 192
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Bwriad / Proposal:

Lleoli carafan i ddarparu llety ychwanegol ar gyfer teulu'r perchnogion.

Siting of Caravan to provide additional accommodation for the family of the Homeowners.

Lleoliad / Location:

St Brides Cottage Lôn Gwydryn, Morfa Bychan, Porthmadog, Gwynedd, LL49 9YA

Y Mae CYNGOR GWYNEDD trwy hyn yn ardystio bod y defnydd a ddisgrifir yn yr Atodlen Gyntaf parthed y tir a enwir yn yr Ail Atodlen ac sydd wedi ei amlinellu'n goch ar y cynllun a gyplysir a'r dystysgrif hon, ar y 06-06-2025 yn gyfreithlon o fewn ystyr Aduan 192 o Ddeddf Cynllunio Gwlad a Thref 1990 (fel y'i diwygiwyd) am y rheswm(au) a ganlyn:

Mae'r garafan (uned sengl) arfaethedig yn disgyn o dan ddiffiniad carafan yn Neddff Meysydd Carafanau a Rheoli Datblygiad 1960 aduan 29 (1) â'i faint yn cydymffurfio â diffiniad maint uned ddwbl yn unol ag aduan 13 (1) a 13 (2) o ran III o'r Ddeddf Meysydd Carafanau 1968 (fel diwygiwyd), ac ei fod wedi ei leoli o fewn ardal cwrtil yr eiddo a'i ddefnyddio at ddibenion atodol i'r eiddo preswyl ag adnabyddir fel St Brides Cottage, Lôn Gwydryn, Morfa Bychan ac nid fel eiddo preswyl ar wahân.

GWYNEDD COUNCIL hereby certify that on 06-06-2025, the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto edged red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason (s):

The proposed (single unit) caravan falls within the definition of a caravan under Section 29(1) of the Caravan Sites and Control of Development Act 1960 and its size complies with the definition of a twin unit caravan in accordance with section 13 (1) and 13 (2) of part III of the Caravan Sites Act 1968 (as amended), and that it is located within the curtilage of the property and used for ancillary purposes to the residential property known as St Brides Cottage, Lôn Gwydryn, Morfa Bychan and not used as a separate residential property.



**ar ran Pennaeth Adran Amgylchedd
on behalf of the Head of Environment Department**

Dyddiad / Date: 01-08-2025
Fersiwn / Version: 1

Rhif Cais:

C25/0420/44/TC

Application Number:

YR ADODLEN GYNTAF/THE FIRST SCHEDULE

Lleoli carafan i ddarparu llety ychwanegol ar gyfer teulu'r perchnogion.

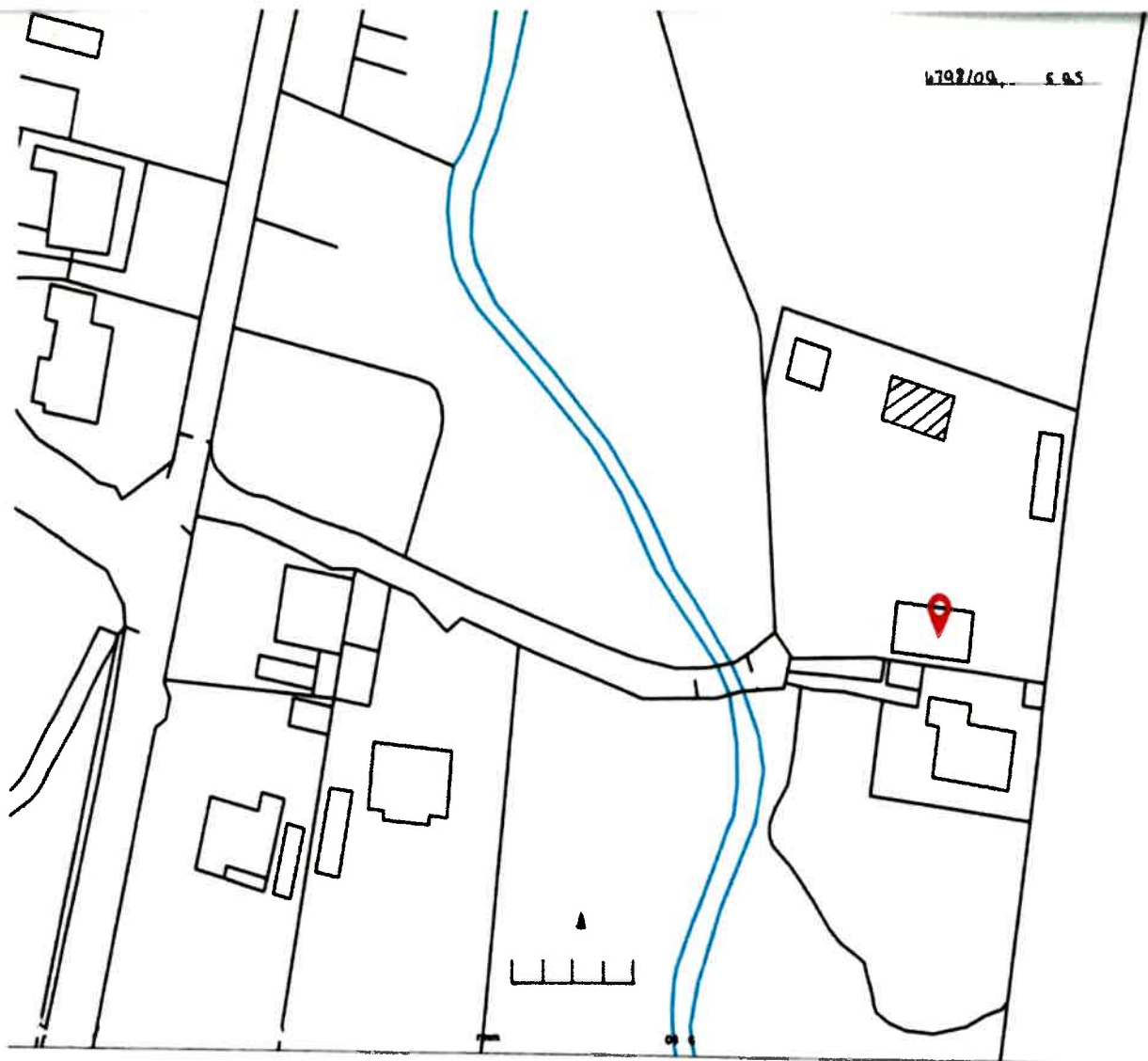
Siting of Caravan to provide additional accommodation for the family of the Homeowners.

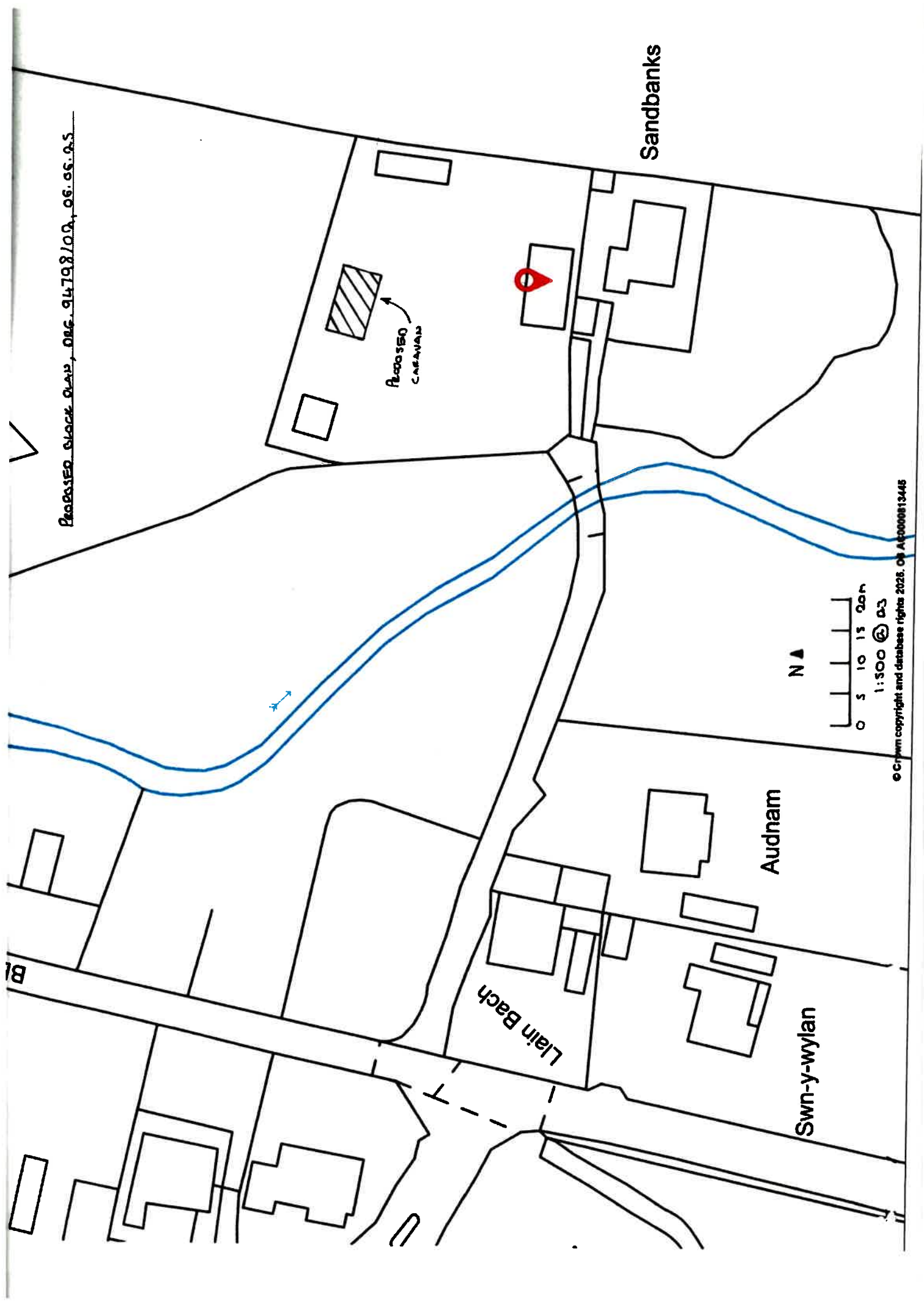
YR AIL ATODLEN/THE SECOND SCHEDULE

Lleoliad/Location

St Brides Cottage Lôn Gwydryn, Morfa Bychan, Porthmadog,
Gwynedd, LL49 9YA







Pwllsio Caeaf, OS 94798/02, 06.06.05

Sandbanks

Pwllsio
Caeaf

N

0 5 10 15 20m
1:500

Audnam

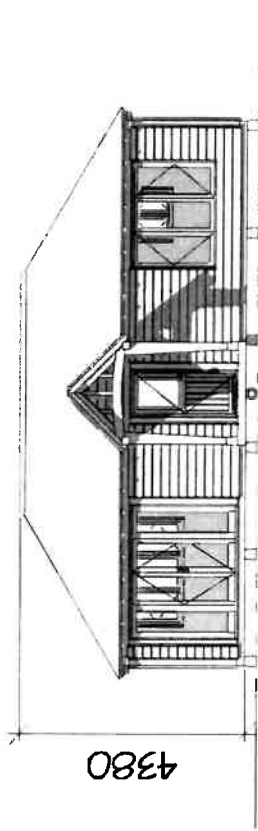
Swn-y-wylan

Llain Bach

© Crown copyright and database rights 2025. OS A10000813445

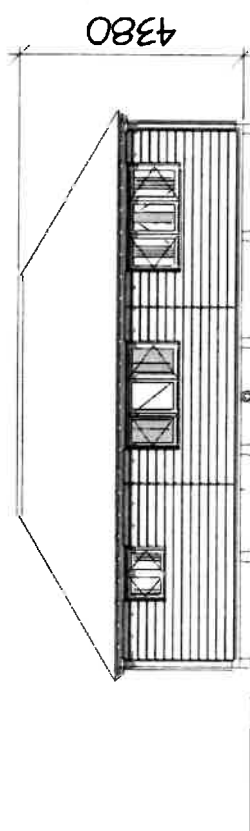
Single Unit Caravan

PROPOSED FRONT ELEVATION



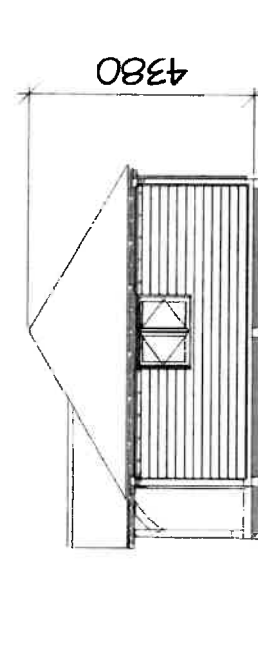
- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE & WHEELS TO AID MOVEMENT.

PROPOSED REAR ELEVATION



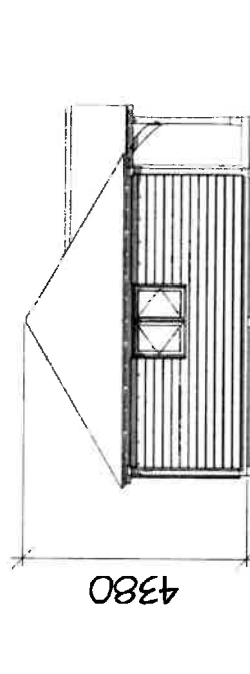
- SURFACE SAT "EASY PAD" SUPPORT STANDS

PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE "EASY" TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

94798 - 05/06/25
TT/JR/01A(1)P

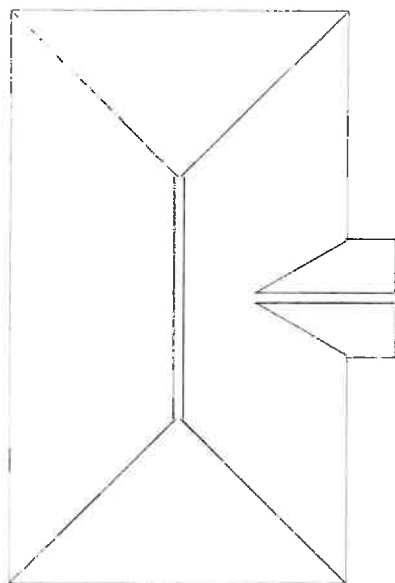
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006.94798/03

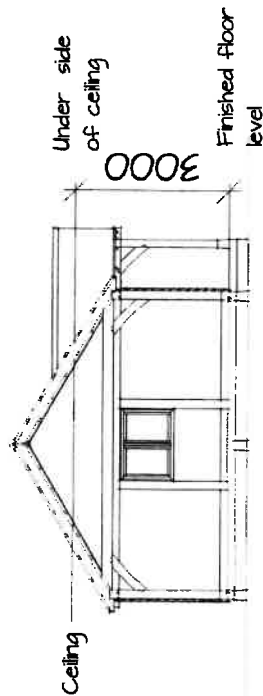
Single Unit Caravan

Scale = 1:100 @ A3

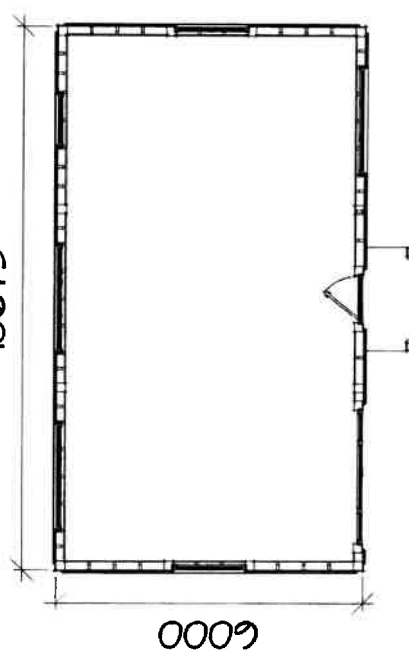
00G. 94798/04



PROPOSED ROOF PLAN



PROPOSED CROSS-SECTION



PROPOSED FLOOR PLAN



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94798 - 05/06/25
TT/JR/01A(2)P

15) M/25/01120/CLPU,

Birdge Cottage, Whiteleaved
Oak, Bromsberrow, HR8 1SE

Malvern Hills District Council

Planning & Infrastructure



Planning Ref: M/25/01120/CLPU
Telephone: 01684 862342

Please ask for : Hazel Smith
e-mail: hazel.smith@malvernhill.gov.uk

20 August 2025

Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road,
Wombourne
South Staffordshire
WV5 8AP

Dear Mr Nethercott

Applicant Name: Mr Jack Nethercott
Proposal: Certificate of Lawfulness for proposed siting of Caravan to provide additional accommodation for family of Homeowners
Location: Bridge Cottage, Whiteleaved Oak, Bromsberrow, HR8 1SE
I am writing to let you know the outcome of your application for a Certificate of Lawfulness, relating to the above.

We have **Approved** your application, and granted you a Certificate of Lawfulness.

If you have any questions relating to the Council's decision, please contact Hazel Smith on 01684 862342 or by email to hazel.smith@malvernhill.gov.uk

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Smith'.

Hazel Smith
Senior Planning Officer
hazel.smith@malvernhill.gov.uk

M/25/01120/CLPU

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
**(as amended by section 10 of the Planning and
Compensation Act 1991)**

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(ENGLAND)
ORDER 2015: ARTICLE 39

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

Agents Address:

Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road,
Wombourne
South Staffordshire
WV5 8AP

Applicants Address:

Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road,
Wombourne
South Staffordshire
WV5 8AP

1. Malvern Hills District Council, The Council House, Avenue Road, Malvern, Worcestershire WR14 3AF HEREBY CERTIFY that on the 17/07/2025 the matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and outlined in red on the plan, would be lawful within the meaning of section 192 of the Town and Country Planning Act (as amended), for the following reason :-

That the proposed unit as described and sited in the submitted supporting information is a caravan structure that complies with the legal definition of a caravan & siting the unit on the land would not result in built development. The proposed occupation of a caravan by family members as part of the existing single residential planning unit would comprise an integral part of the primary residential use and as such would not result in a material change of use or the subdivision of the planning unit. As such the matter described in the First Schedule does not constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 (as amended).

The applicant is advised that the use for the accommodation hereby certified relates to a caravan for relatives ancillary to the use of the main dwelling at the site and remains a temporary structure, and when no longer needed would be removed from the site. Should the accommodation be provided or used in a manner other than as set out in this application or if the caravan is constructed in such a way that it does not comply with the definition of a caravan and would not be a moveable structure the development may result in not being lawful.

Signed:



Ciaran Power

Head of Development Management

Date: 20 August 2025

Malvern Hills District Council
Planning Services
Development Control
The Council House
Avenue Road
Malvern
WR14 3AF

1. FIRST SCHEDULE

Certificate of Lawfulness for proposed siting of Caravan to provide additional accommodation for family of Homeowners

SECOND SCHEDULE

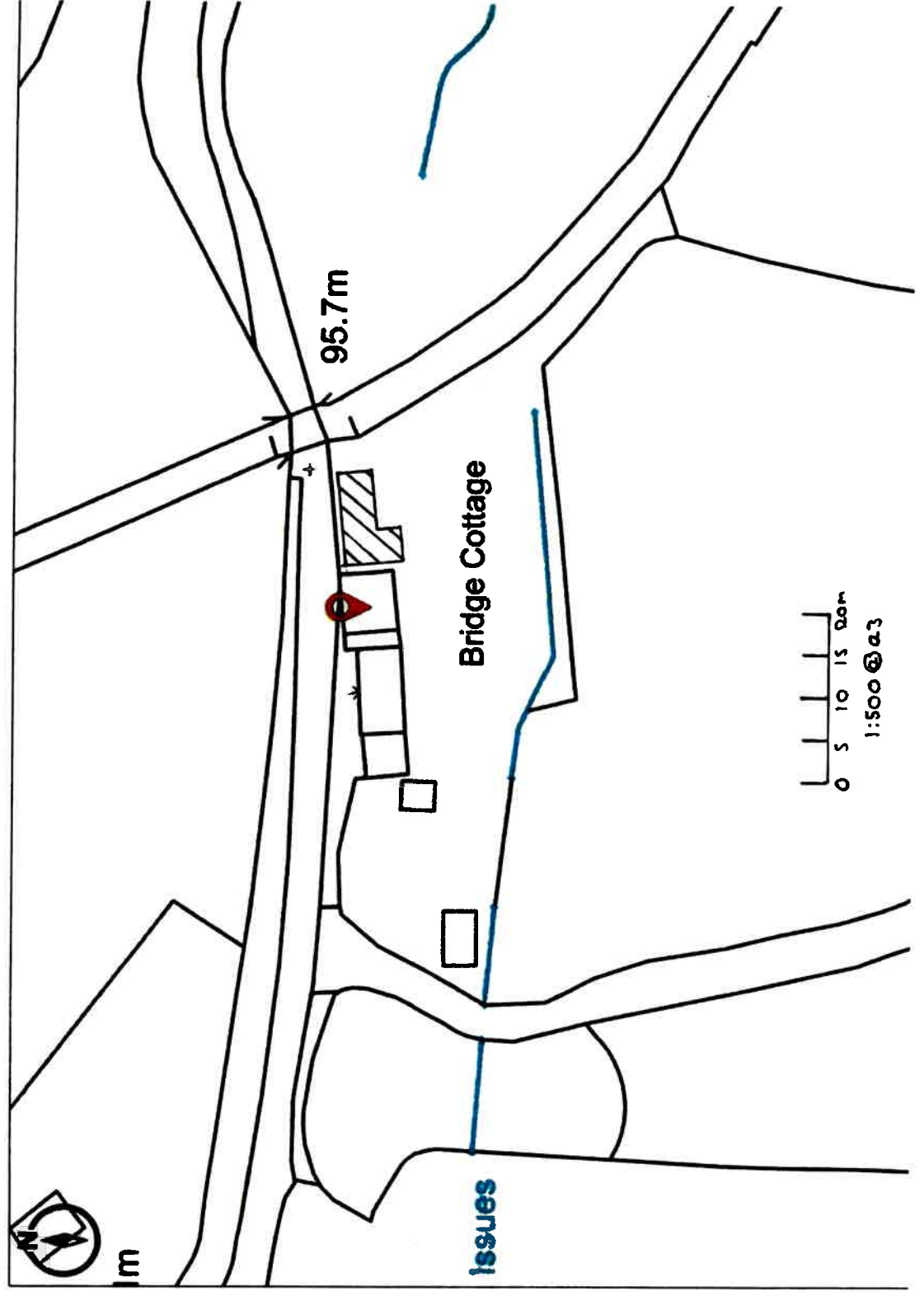
Bridge Cottage, Whiteleaved Oak, Bromsberrow, HR8 1SE

2. Drawing no/s:
95796/01 Location Plan
95796/02 Proposed Block Plan
95796/03 Single Unit Caravan

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 matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act, as amended, on that date.
3. This Certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule. Any matter which is materially different from that described, or which relates to other Land, may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that, the lawfulness of a described 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 matters relevant to determining such lawfulness.

PROPOSED BLOCK PLAN, DRS 95796/02, 16.07.2005

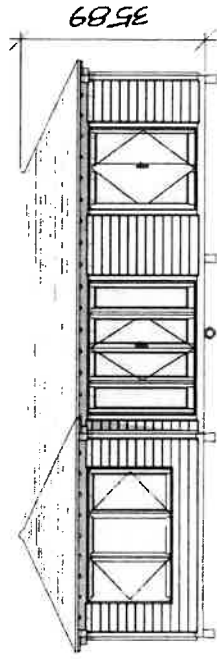


Single Unit Caravan

Scale = 1:100 @ A3

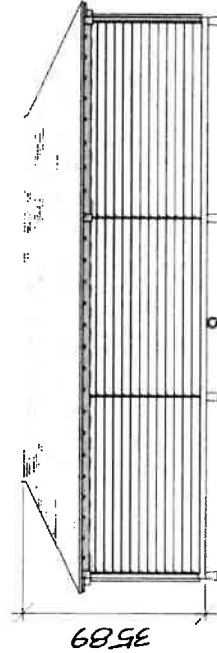
PROPOSED FRONT ELEVATION

026.95796/03

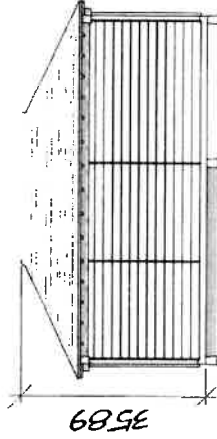


- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE WHEELS TO AID MOVEMENT.

PROPOSED REAR ELEVATION

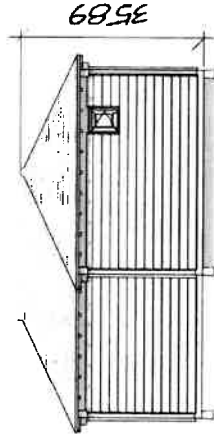


- SURFACE SAT "EASY PAD" SUPPORT STANDS



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

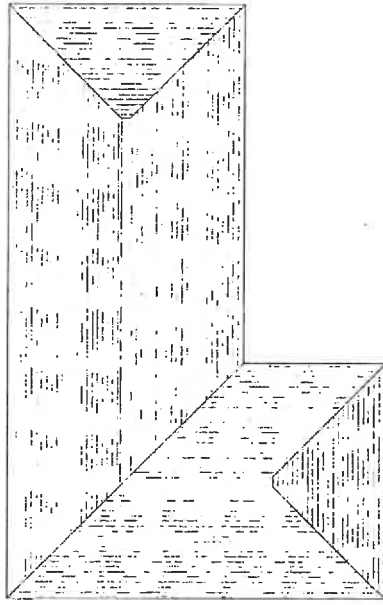
Lightweight Timber Frame Caravan
Proposed Elevations

95796 - 15/07/25
OV/SF/01B(1)P

Single Unit Caravan

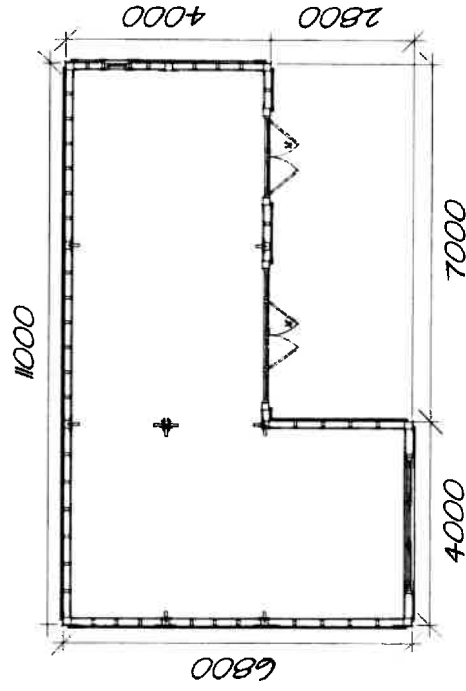
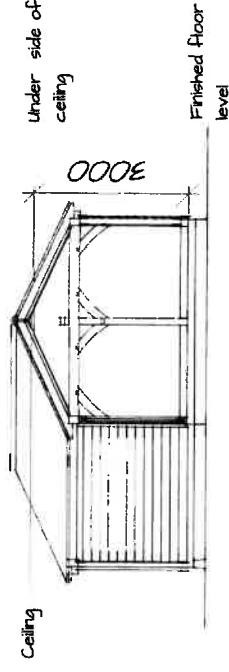
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026.95.796/04



PROPOSED ROOF PLAN

PROPOSED CROSS-SECTION



PROPOSED FLOOR PLAN



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE "INSET" TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95796 - 15/07/25
OV/SF/01B(2)P

**16) P0905/25/LD2, Clifton House, The
Lottery, Redmarley, Gloucester, GL19
3HX**



Forest of Dean
— DISTRICT COUNCIL —

Town and Country Planning Act, 1990 - Section 192

**Town and Country Planning
(Development Management Procedure) (England)
Order 2015 - Article 39**

To: Mr J Nethercott
Clifton House
The Lottery
Redmarley
Gloucester
Gloucestershire
GL19 3HX

PLANNING REFERENCE NUMBER AND
DATE OF APPLICATION
P0905/25/LD2
18/07/2025

**Certificate of Lawfulness of Proposed
Use or Development**

ISSUED

The Forest of Dean District Council hereby certify that on the 27/08/2025 , the operations described in the first schedule hereto and the second schedule hereto and edged in red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason: It is judged that the proposal involves a use of land that does not require the benefit of planning permission.

FIRST SCHEDULE:-

Siting of caravan to provide additional ancillary accommodation

SECOND SCHEDULE:-

Clifton House The Lottery Redmarley
Redmarley Parish

Dated: 29th August 2025

IMPORTANT – SEE NOTES OVERLEAF

This decision relates to the following plans:

Drawing(s) Title	No.(s)	Received on:
Location Plan	95056/01	18 July 2025
Block plan	95056/02	18 July 2025
Elevations	95056/03	24 July 2025
Proposed floor plans	OV/CB/01B(2)P	27 August 2025

NOTES

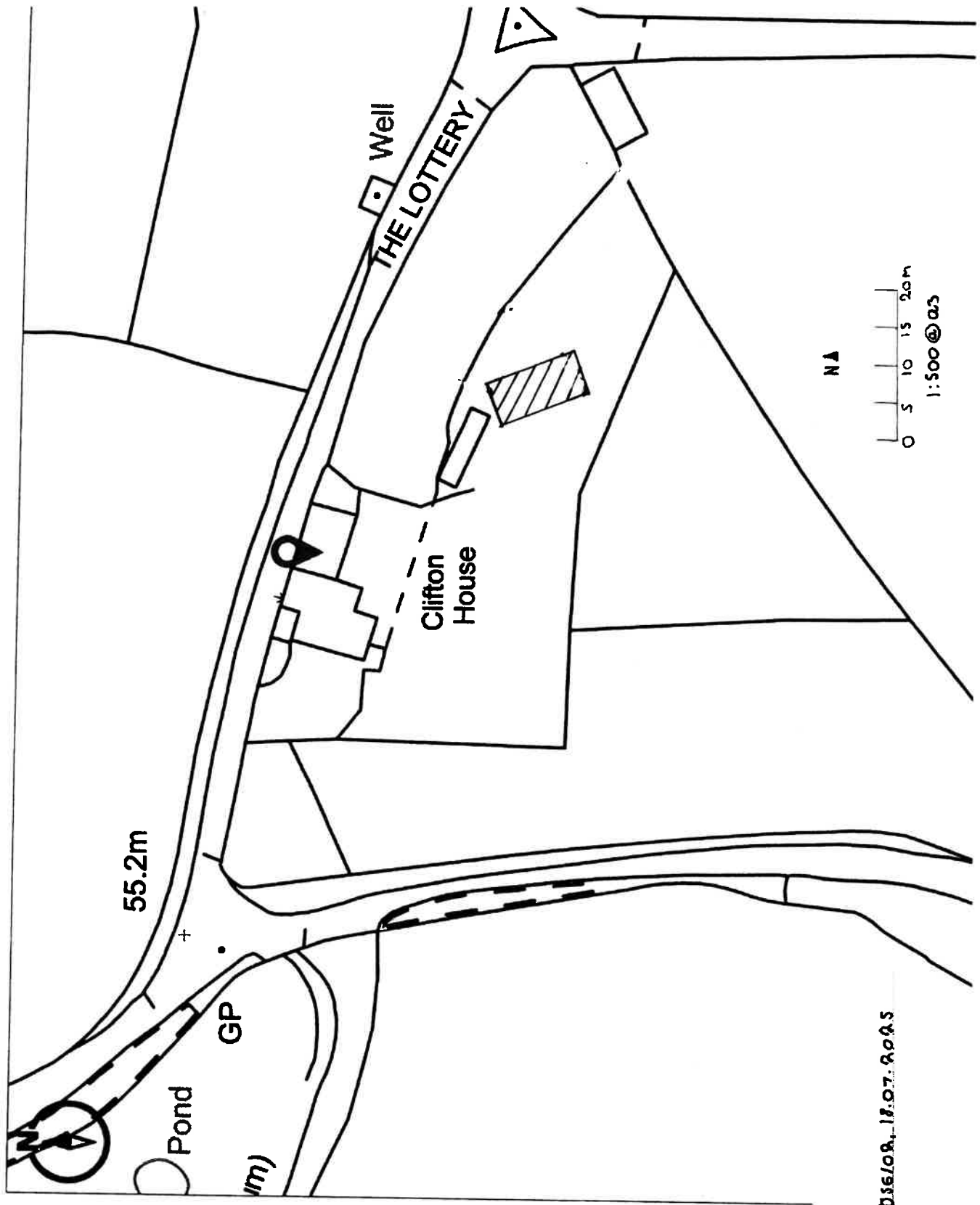
1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

C. A. Reynolds
Development Manager

Date: 29th August 2025

/Continued
P0905/25/LD2

Date: 29th August 2025



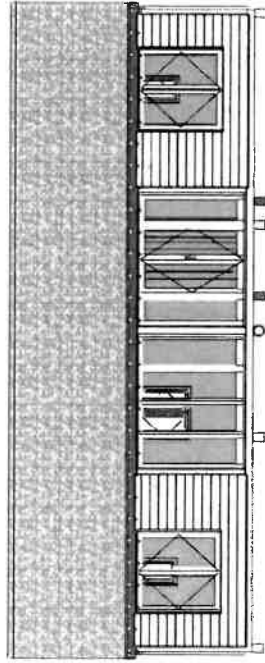
PROPOSED BLOCK PLAN, DRS. 45P16/08, 18.07.2005

PROPOSED FRONT ELEVATION

Single Unit Caravan

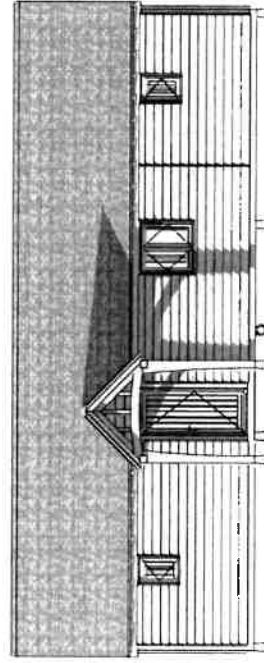
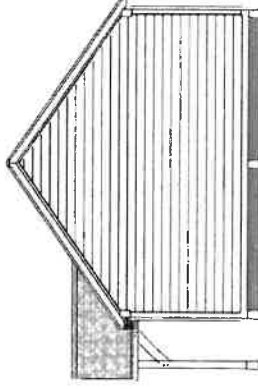
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DWG. 95056/03



- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE + WHEELS TO ADO MOVEMENT
- SURFACE SAT "EASY PAD" SUPPORT STANDS

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



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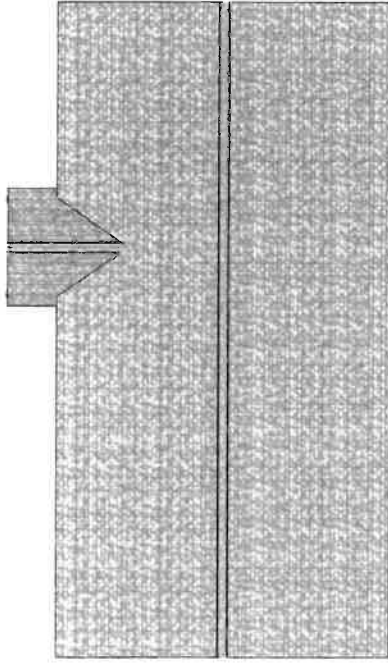
Lightweight Timber Frame Caravan
Proposed Elevations

95056 - 17/07/25
OV/CB/01B(1)P

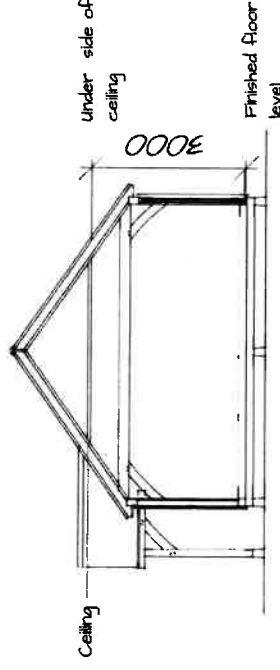
Single Unit Caravan

Scale = 1:100 @ A3

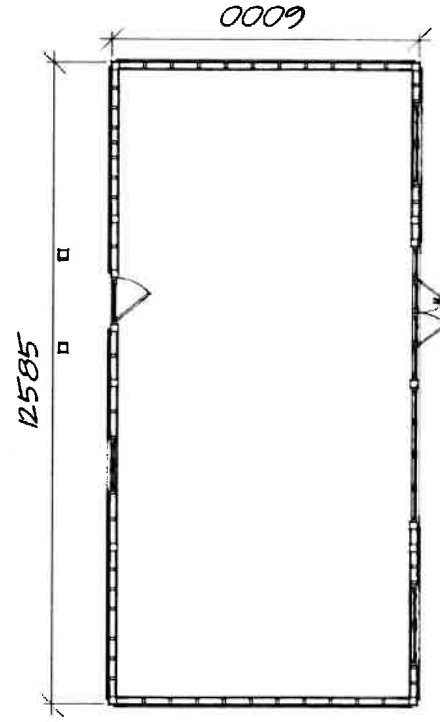
REG. 95056/04



PROPOSED FLOOR PLAN



PROPOSED CROSS SECTION



PROPOSED FLOOR PLAN

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Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95056 - 17/07/25
OV/CB/01B(2)P



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 proposed use or development specified in the First Schedule intended to take place on the land described in the Second Schedule would be lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any proposed use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described 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 relevant to determining such lawfulness.