

Stefan Galyas

From: [REDACTED]
Sent: 12 June 2025 08:43
To: Stefan Galyas
Subject: Picadilly Wood - DM/25/1328

[REDACTED]

Dear Mr Galyas,

I write to object to planning application DM/25/1328 and to refute the assertion that the 4x4 enterprise at Picadilly Wood has been used for 28 days during the past year.

I have only lived on Colwood Lane for c.1 year. However, prior to moving to the property I made enquiries relating to the 4x4s at Picadilly Wood. As part of this I called the operating company to understand how the land and business were used. I was told that use of the land was limited to a monthly open day (on the first Sunday of each month) and the occasional private event. From others I spoke to I was told that the business was limited in its use to a 28 days per year maximum. I now understand that this was based on the general law (rather than any specific licence). I was comforted by the information gathered that the business had not been exceeding its use and was conscious of the 28 day limit when tracking use once I had moved to the area.

Even with some additional use at the beginning of this year (when the course was used on a few occasions during one month), the use of the course for the purposes of 4x4 driving has not reached 28 days during the period since we have been resident.

I have been keeping an eye on the enterprise given the inconvenience and nuisance it causes, and would have raised a formal complaint if the use had exceeded the 28 days I understood was permitted.

As set out at length in other representations, the use of the site as a 4x4 track is not in keeping with the area being an AONB and is inappropriately located given the narrow lanes and surrounding farmland - which mean that pedestrians and horses are regularly using the roads.

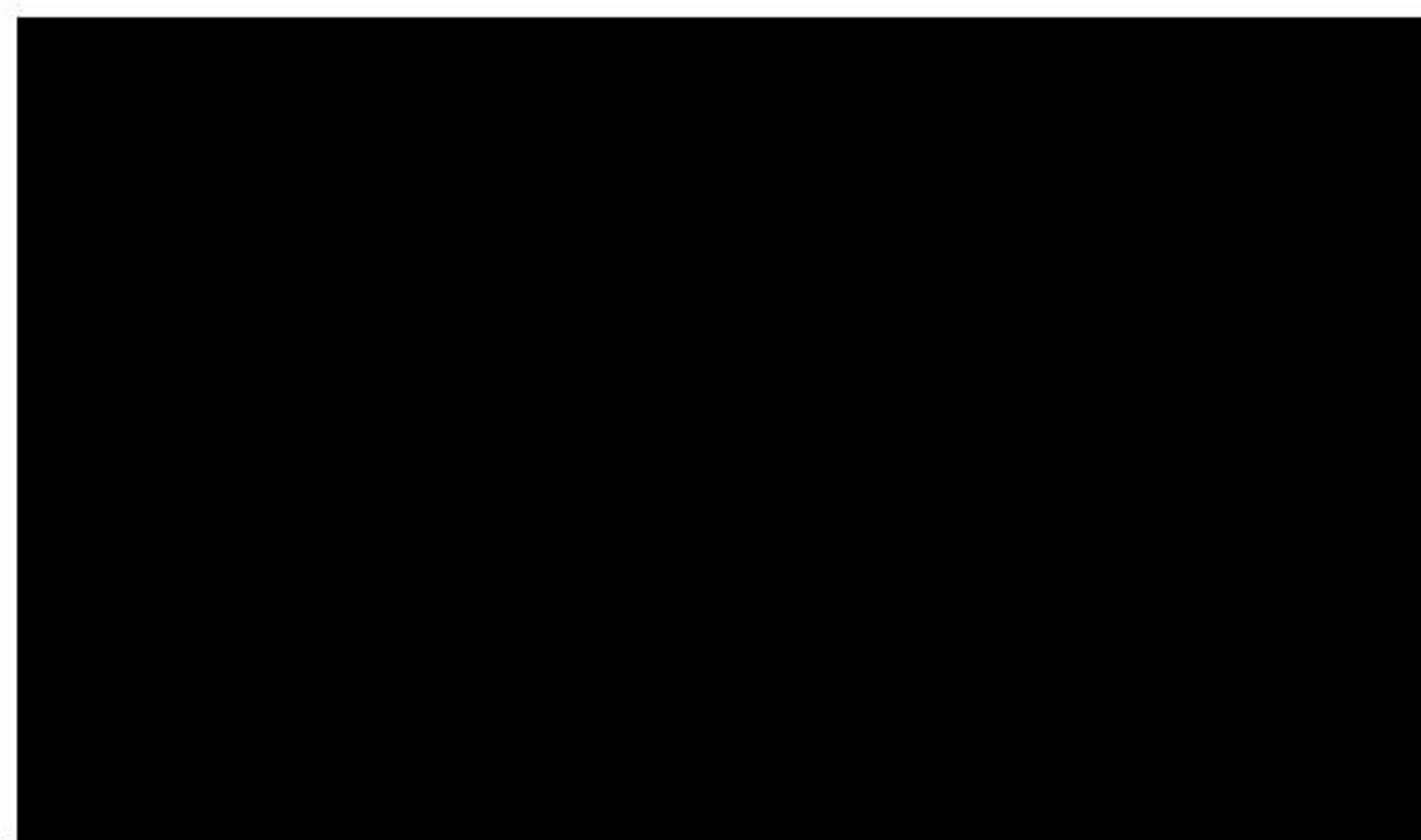
I understand that the current planning application is based on a question of fact - namely whether or not the site has been used for 28 days a year for the past 10 years. On this aspect my comments are as follows:

1. This has not been the case over the past year.
2. The fact that the site is available to be booked throughout the year is not a relevant consideration in the context of an application for a Certificate of Lawful Existing Use. The test is whether the land has actually been used for the relevant purpose for more than 28 days a year over the past 10 years - which the evidence I have seen confirms it has not.

3. Of note is the fact that during the various Covid-19 lock downs, I understand that the business claimed the available relief, indicating that it did not in fact operate. Whilst I was not living in the area at the time, so do not have records, the restrictions imposed during that period suggest that during those periods it was even more unlikely that the 28 day period would have been exceeded.

There are multiple objections which could be raised in relation to the use of the land as a 4x4 cross-country driving course - including environmental, nuisance and safety, However, I understand that these concerns are not relevant to this particular application, which is based solely on the factual question of past use, albeit were additional comments to be relevant and helpful, I would be happy to expand on what I have said.

Yours sincerely,

A black rectangular box redacting the signature.A large black rectangular box redacting the contact information.