

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191, AS AMENDED BY SECTION 10 OF
THE PLANNING & COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015

Wright Land & Property Ltd
8 Fell View Drive
Egremont
CA22 2JL
FAO Mr David Wright

APPLICATION REFERENCE: 4/21/2034/0E1

**LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING RESIDENTIAL USE OF A CARAVAN
TUTEHILL FARM, PICA**

Mr & Mrs P & E Fleming

The Local Planning Authority hereby CERTIFY that on 25th January 2021 the proposed development described in the First Schedule hereto in respect of the land specified in the Second Schedule was lawful within the meaning of Section 191 of the Town and County Planning Act 1990 (as amended), for the following reasons:

A review of case law confirms that where two caravans are adjoined by a permanent wooded structure, this constitutes operation development and therefore a period of 4 years is required beginning on the date on which the operations were substantially complete. Evidence has been provided that demonstrates that the caravan has been present on the site for more than 4 years and therefore the caravan structure is exempt from enforcement action under the planning legislation.

22nd December 2021



PP Pat Graham
Chief Executive

FIRST SCHEDULE: Lawful Development Certificate for existing residential use of a caravan

SECOND SCHEDULE: Tutehill Farm, Pica

NOTES

1. This certificate is issued solely for the purpose of Section 191 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 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 use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.