

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192 (as amended
by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995:
ARTICLE 24**

Mark Leedale Planning
52 Crondall Lane
Farnham
Surrey
GU9 7DD

Applicant:
CPHL

PART I - DETAILS OF APPLICATION

Date of Application

11th December 2009

Application No.

09/02579/CERTE

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

The storage of plant (including secure site plant stores and portable site office units), equipment and associated material and the hiring of these items.

Green Gables, Tidmarsh Lane, Tidmarsh, Reading

PART II - DECISION

West Berkshire District Council hereby certify that on the 11th December 2009, 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 in red on the plan attached to this Certificate, was **LAWFUL within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:**

On the balance of probability, the use specified appears to the Council to have taken place at the site continuously for more than ten years.

FIRST SCHEDULE:

The storage of plant (including secure site plant stores and portable site office units), equipment and machinery.

SECOND SCHEDULE:

The land edged red on the accompanying plan adapted from drawing MLP/01 and showing an area measuring approximately 86 metres by 26 metres lying to the south of Green Gables, Tidmarsh Lane. The site does not include the whole of the red line boundary submitted with the application.

Decision Date :- 16th April 2010

09/02579



Do not scale except for planning & building regulations purposes

Licence number 100046766

WILTSHIRE COUNCIL

11 DEC 2009

PLANNING AND TRADING STANDARDS

Mark Leedale Planning

Chartered Town Planning Consultants

52 Crondall Lane,
Farnham,

Surrey GU9 7DD

01252 716855 tel/fax

markleedale@hotmail.com

Revision notes:

A
B
C

Client:
CPHL

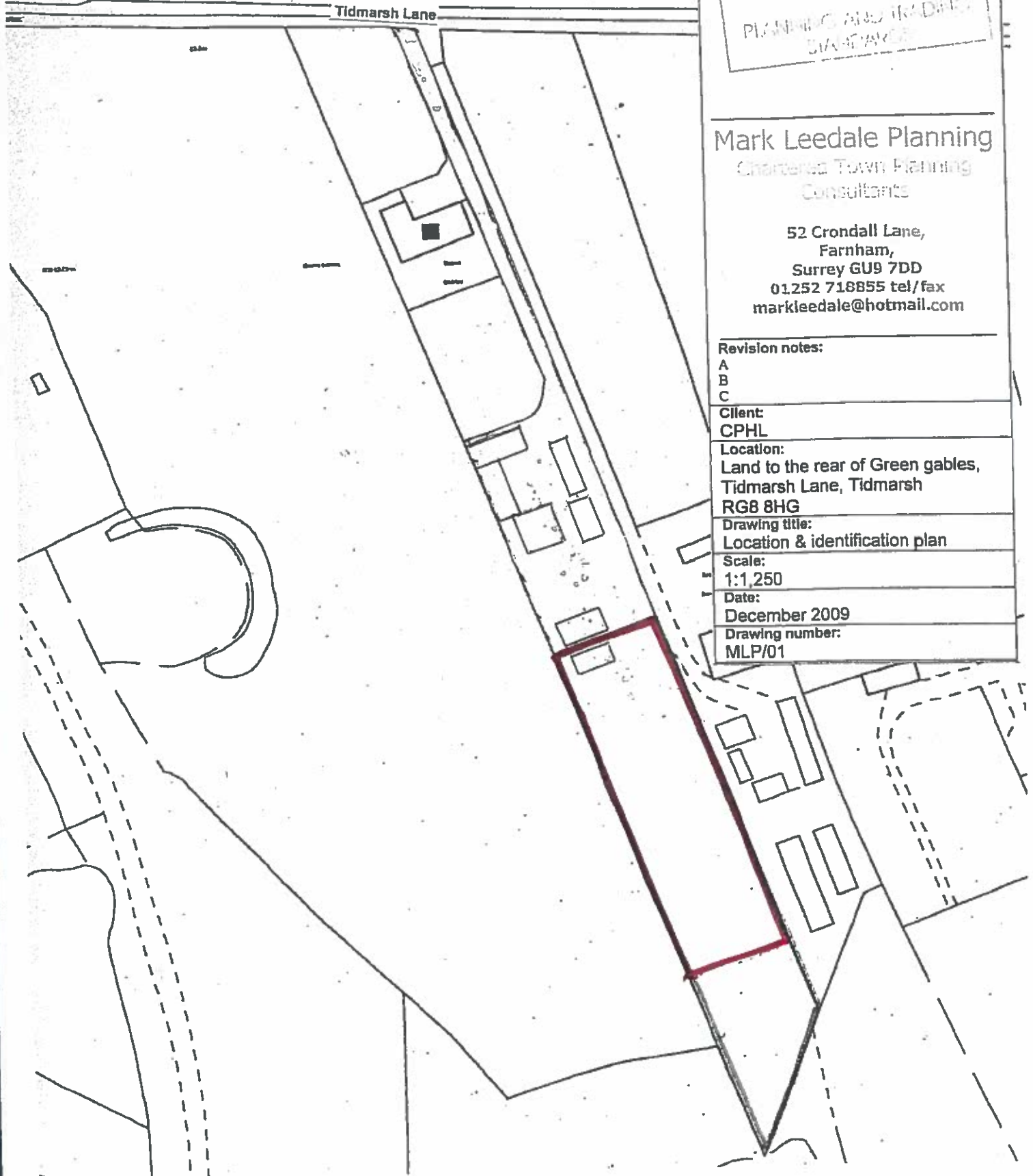
Location:
Land to the rear of Green gables,
Tidmarsh Lane, Tidmarsh
RG8 8HG

Drawing title:
Location & identification plan

Scale:
1:1,250

Date:
December 2009

Drawing number:
MLP/01



**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192 (as amended
by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995:
ARTICLE 24**

Mark Leedale Planning
52 Crondall Lane
Farnham
Surrey GU9 7DD

Applicant:
Contractors Plant Hire Ltd

PART I - DETAILS OF APPLICATION

Date of Application

2nd October 2007

Application No.

07/02171/CERTE

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Operational development in the form of a hardstanding and installation of a petrol interceptor and wash down area on land to the south of Green Gables

Green Gables, Tidmarsh Lane, Tidmarsh, Reading

PART II - DECISION

West Berkshire Council hereby certify that on 1st October 2007 the use described in the First Schedule of this certificate in respect of land specified in the Second Schedule to this certificate, was **LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Having regard to the evidence submitted West Berkshire Council is satisfied that on the balance of probability the use was Lawful on 1st October 2007.

FIRST SCHEDULE:

Operational development in the form of a hardstanding and installation of a petrol interceptor and wash down area on land to the south of Green Gables

SECOND SCHEDULE:

Land at Green Gables, Tidmarsh Lane, Tidmarsh, Reading as outlined in red on the plan attached to the Certificate.

Decision Date :- 11th April 2008



Gary Lugg

Head of Planning & Trading Standards



WEST BERKSHIRE DISTRICT
COUNCIL
- 2 OCT 2007
PLANNING AND TRADING
STANDARDS

Tidmarsh Lane

07/02171

Green Gables

Do not scale except for planning & building regulations purposes

Licence number 100046766

Tow Acres

Mark Leedale Planning
Chartered Town Planning
Consultants

52 Crondall Lane,
Farnham,
Surrey GU9 7DD
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markleedale@hotmail.com

Petrol Interceptor and
wash down area

Revision notes:

- A
- B
- C

Client:
Contractors Plant Hire Limited

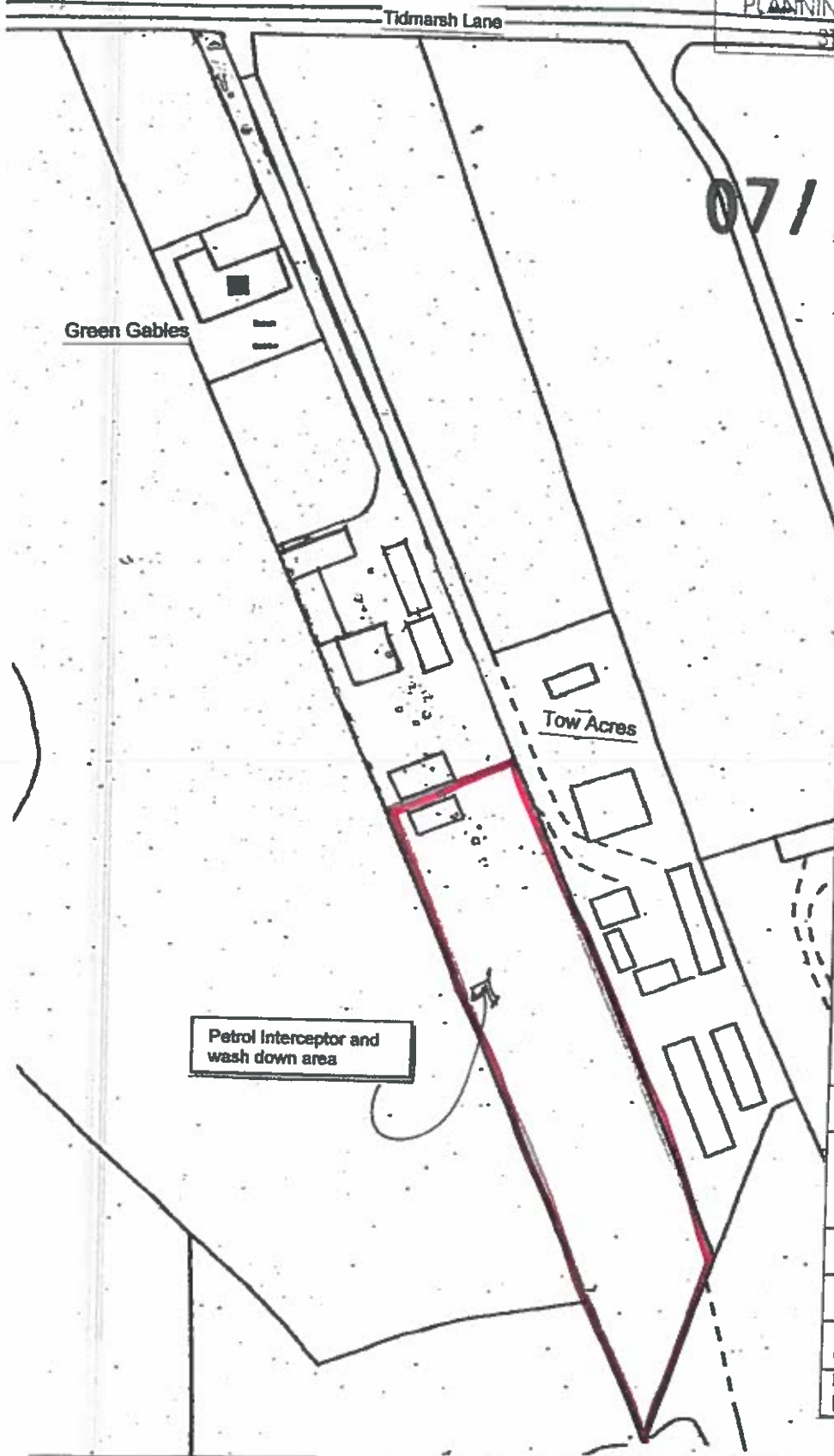
Location:
Land south of Green Gables,
Tidmarsh Lane, Tidmarsh
RG8 8HG

Drawing title:
Identification plan

Scale:
1:1,250

Date:
October 2007

Drawing number:
MLP/HS/01



TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192 (as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995:

ARTICLE 24

Name and Address of Agent (if any)

Mark Leedale Planning
52 Crondall Lane
Farnham
Surrey GU9 7DD

Name and Address of Applicant

Mr And Mrs C Holland
C/o Mark Leedale Planning
52 Crondall Lane
Farnham
Surrey GU9 7DD

PART I - DETAILS OF APPLICATION

Date of Application

8th March 2001

Application No.

01/00500/CERT

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Certificate of Lawfulness for existing use on land/buildings to rear of Green Gables - use of land and buildings for haulage, use of buildings for various Class B and sui generis purposes and erection of building for maintenance of plant.

Green Gables , Tidmarsh Lane, Tidmarsh, Reading

PART II - DECISION

West Berkshire Council hereby certify that on 8th March 2001 the uses described in the First Schedule of this certificate in respect of land specified in the Second Schedule to this certificate, were **LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

On the balance of probability, the use specified appears to the Council to have existed on the site for more than 10 years.

FIRST SCHEDULE:

Use of land and buildings to the rear of Green Gables, Tidmarsh Lane, Tidmarsh specified in the Second Schedule to this certificate as stipulated in the manner described below.

- i. Building 1 – Use for Use Class B1(c) purposes
- ii. Building 2 – *Sui Generis* use as toilet and washroom block and for storage of office furniture and general supplies associated with the other authorised uses on the application site
- iii. Building 3 – *Sui Generis* use as an office and for the storage of vehicle parts and other items ancillary to the use of the land shaded orange on the plan forming the Second Schedule to this Certificate as an operating centre for a haulage business operating a maximum of two HGVs and two trailers
- iv. Building 4 – Use for Use Class B8 purposes
- v. Building 5 – Use for Use Class B1(c) purposes
- vi. Building 6 – Use for Use Class B1(c) purposes
- vii. The open land shaded orange on the plan forming Schedule 2 – *Sui Generis* use as an operating

centre for a haulage business operating a maximum of two HGVs and two trailers and for parking of non-HGV vehicles and non-HGV trailers associated with the lawful use of Buildings 1-6.

SECOND SCHEDULE:

Land and buildings at Green Gables, Tidmarsh Lane, Tidmarsh, Reading as indicated on Plan 'A' within which the uses described in the first Schedule to the certificate took place

INFORMATIVE:

1. This Certificate of Lawfulness for existing land and buildings to the rear of Green Gables, Tidmarsh Lane, Tidmarsh specifically excludes the erection of building for maintenance of plant, Building 7 on the submitted plans, as the Local Planning Authority is not satisfied that on the balance of probability the building had been erected, or substantially erected, on 8th March 1997.
2. For further information regarding the decision, please contact the Customer Call Centre on: 01635 519111.

Decision Date :- 24th September 2004



Gary Lugg
HEAD OF PLANNING AND TRANSPORT
STRATEGY

NOTES

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use and operations specified in the First Schedule taking place on the land described in the Second Schedule were lawful, on the specified date and, thus were not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the use and operations described in the First Schedule and to the land specified in the Second Schedule and identified in the attached plan. Any use or operations which are materially different from those described or which relate 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 instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

PLAN 'A'

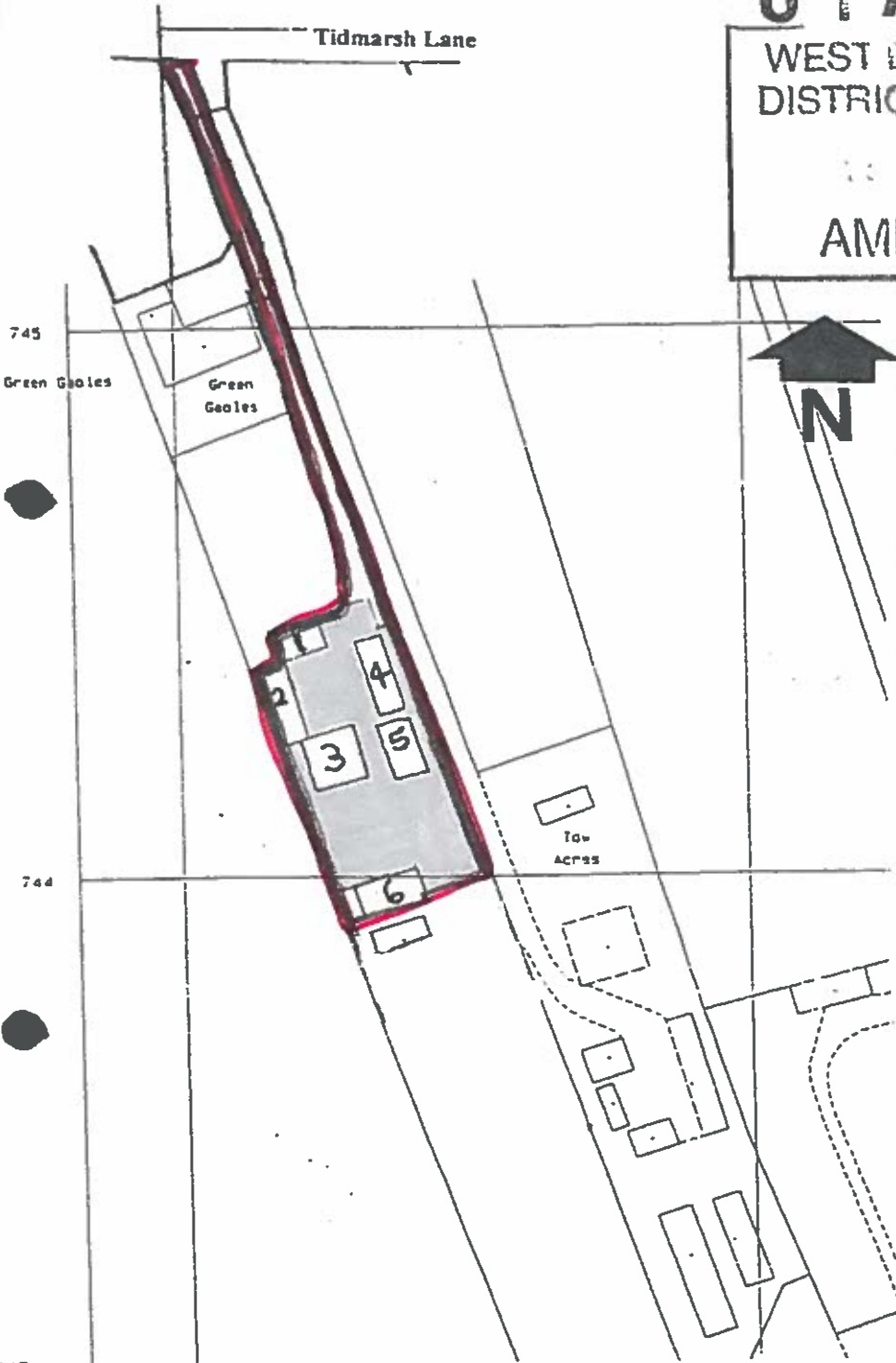
01/00500

WEST BERKSHIRE
DISTRICT COUNCIL

Do not scale except for planning & building regulations purposes

2003

AMENDED



Plans/Drawings



**Mark Leedale
Planning**

Chartered Town Planning
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Mobile 07788 196253
markleedale@hotmail.com

Revision notes:

- A
- B
- C

Client:

Mr & Mrs C F Holland

Location:

Green Gables, Tidmarsh Lane, Tidmarsh

Drawing title:

Site identification plan

Scale:

1:1,250

Date:

December 2003

Drawing number:

MLP/ 02