



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

AGENT: Louise Gregory - Acorus
Rural Property Services
Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA

APPLICANT: Mr Ray Allen
The Bungalow
Hunters Chase
Ardleigh
Colchester
Essex
CO7 7LN

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 191

APPLICATION NO: 18/01218/LUEX

DATE REGISTERED: 27th July 2018

Town and Country Planning (Development Management Procedure) Order 2010: Article 35

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Tendring District Council hereby certify that on 27 July 2018 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto as edged red on the plan attached to this decision notice was lawful within the meaning of Section 191 of the Town And Country Planning Act 1990 (as amended) for the following reason(s):

1. The Local Planning Authority is satisfied that sufficient evidence has been provided to demonstrate that, on the balance of probability, the site known as The Bungalow Hunters Chase, Ardleigh, Essex CO7 7LN has been used without compliance with condition 4 of Planning Permission 84/01451/FUL (TEN/1451/84) for a continuous period of at least 10 years prior to the date of this application.

Therefore a Certificate of Lawful Existing Use should be granted in accordance with Section 191 of the Town and Country Planning Act 1990 for this use only.

The use of the land as noted above is immune from enforcement action under Section 171B of the Town and Country Planning Act 1990 (as amended) and is now considered to be lawful.

DATED: 21st September 2018

SIGNED:

Catherine Bicknell
Head of Planning

FIRST SCHEDULE

Use as dwellinghouse within Use Class C3 of the Town And Country Planning (Use Classes) Order 1987 as amended without compliance with condition 4 of planning permission 84/01451/FUL (TEN 1451/84)

SECOND SCHEDULE

The Bungalow, Hunters Chase, Ardleigh, Essex CO7 7LN

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.
4. This Certificate accepts that the property no longer has an "agricultural tie".

18/01218/LUEX

The Bungalow, Hunters Chase, Ardleigh



Scale: 1:1,250

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Organisation	Tendring District Council
Department	Planning Department
Comments	Not Set
Date	21/09/2018
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