



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: Q and A Planning Ltd
Mr Peter Keenan
One Mortimer Street
London
W1T 3JA

APPLICANT: Harding Estates (East Anglia) Ltd
C/o Agent

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SECTION 192**

APPLICATION NO: 19/01632/LUEX

DATE REGISTERED: 29th October 2019

The Tendring District Council certify that on 29th October 2019 the use described in the First Schedule in respect of the land specified in the Second Schedule 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(s):

1 The evidence submitted with the application is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, the permitted link road, as shown edged red on the plan annexed to this Certificate, was constructed prior to 8 June 2019 as required by Condition 21 of 14/01431/OUT.

DATED: 4th December 2019

SIGNED:

Catherine Bicknell
Head of Planning

FIRST SCHEDULE

Construction of part of the permitted link road in accordance with permission 14/01431/OUT in order to begin development on the part of the permission granted in full in accordance with condition 21 and Section 56 of the Town and Country Planning Act 1990, as amended.

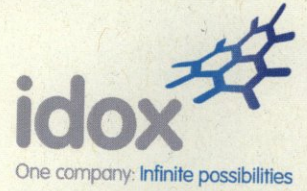
SECOND SCHEDULE

Land East of Pond Hall Farm Ramsey Road Ramsey Harwich

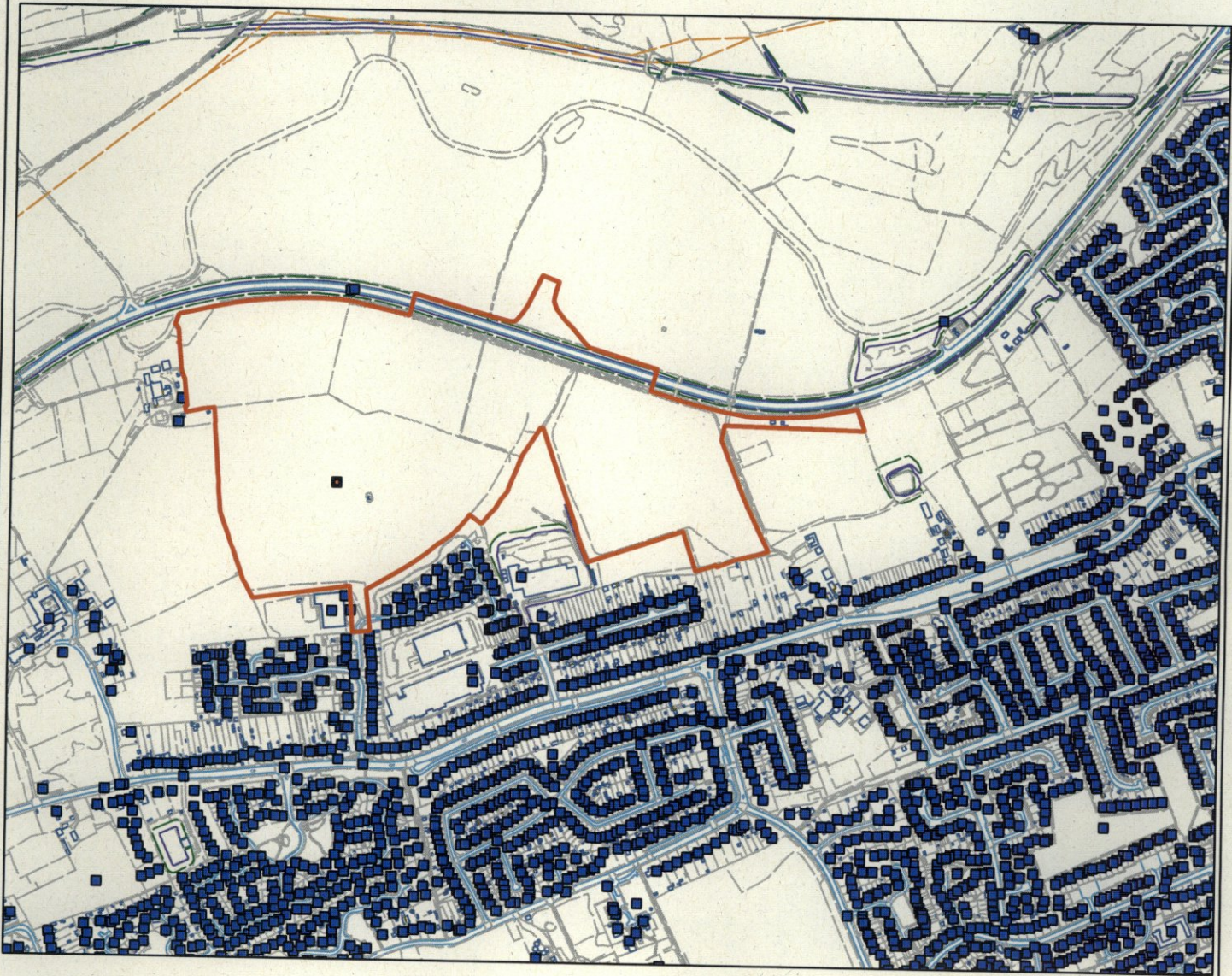
Notes

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 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 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. The effect of the certificate is also qualified by the proviso on 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.

19/01632/LUEX



Land East of Pond Hall Farm Ramsey Road, Ramsey, Harwich, Essex, CO12 5ET



Legend

Scale: 0 0.1 0.2 0.4 KM

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Organisation	Tendring District Council
Department	Planning Department
Comments	
Date	04/12/2019
MSA Number	100018684