



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: Mr Henry Doble - Acorus
The Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA

APPLICANT: Mrs H Elkin
Valley Garden Supplies
Wignall Street
Lawford
Manningtree
Essex
CO11 2JL

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

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

APPLICATION NO: 20/01407/LUEX

DATE REGISTERED: 7th October 2020

The Tendring District Council certify that on 7th October 2020 the 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 local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable that Valley Garden Supplies, Wignall Street, Lawford, CO11 2JL has been used as a manufacture of fine concrete and timber garden products (use class B2 (General Industrial) for a period of 10 years, that this use has not been supervened by another material change of use and nor has it been abandoned.

DATED: 15th December 2020

SIGNED:

Graham Nourse
Assistant Director
Planning Service

FIRST SCHEDULE

Lawful development certificate for existing and continued use for the manufacture of fine concrete and timber garden products (use class B2 (General Industrial)).

SECOND SCHEDULE

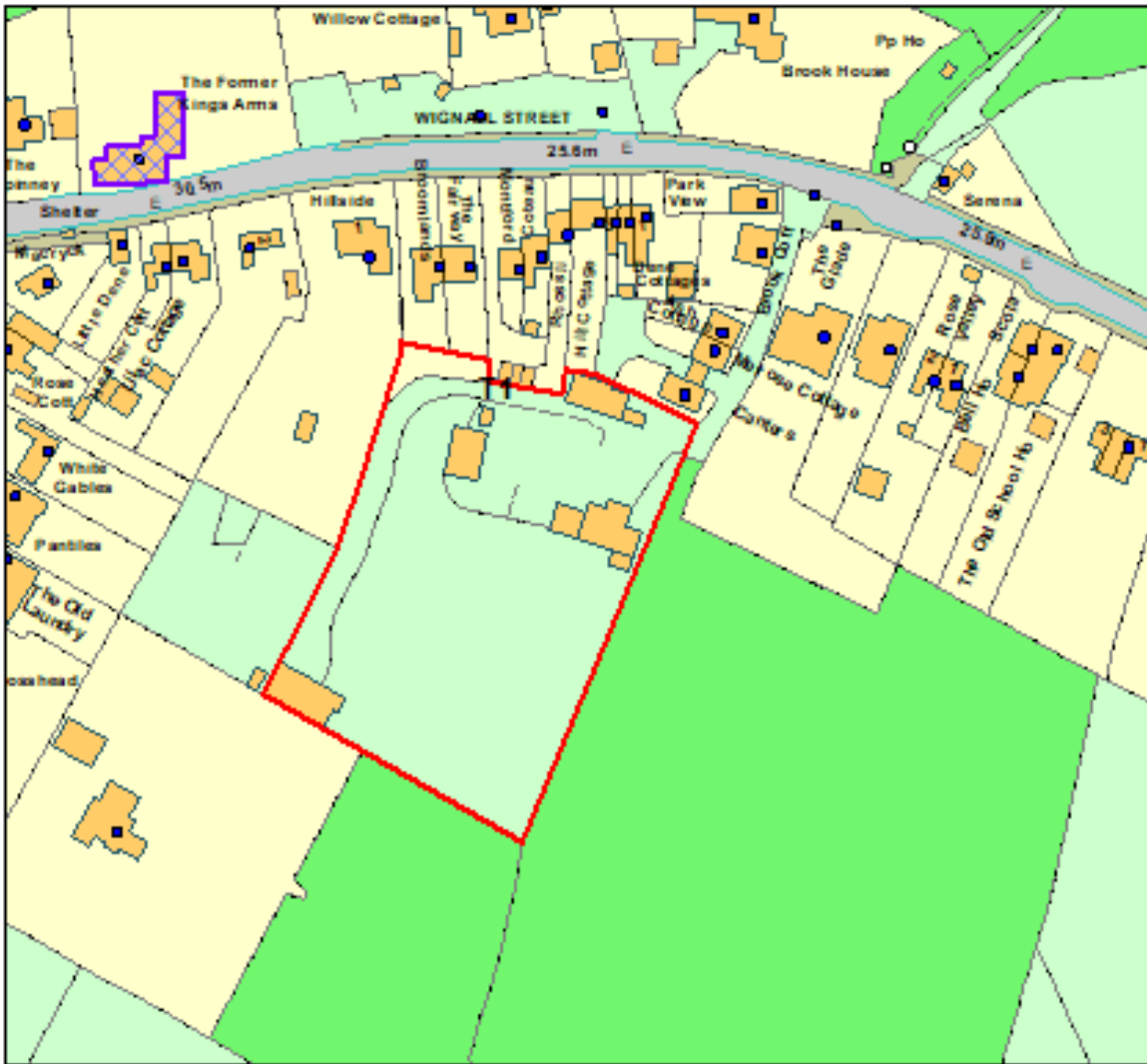
Valley Garden Supplies Wignall Street Lawford Manningtree

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 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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.

20/01407/LUEX

Valley Garden Supplies Wignall Street Lawford Manningtree Essex



Scale: 1:1,300

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Organisation	Tendring District Council
Department	Planning Department
Comments	
Date	15/12/2020
MSA Number	100018684