



In any correspondence please quote application number: **3176/22/CLE**

**CERTIFICATE OF LAWFULNESS EXISTING USE
GRANTED**

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER, 2015: article 39

Application No.: 3176/22/CLE

Date Received: 8 September 2022

Proposal: Certificate of lawfulness for mixed use of land for agriculture and rearing/keeping of game birds

Location: Little Wotton, Woodleigh, Kingsbridge, TQ7 4DP

Agent:

Mr Russell Thomas
Rendells
Stonepark
Ashburton
TQ13 7RH

Applicant:

Mr & Mrs Reeve
Little Wotton
Woodleigh
Kingsbridge
TQ7 4DP

The South Hams District Council hereby certify that on 28 September 2022 the use or operation described in the First Schedule to this certificate in respect of land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, **was lawful** within the meaning of Section 191 of the Town and Country Planning Act 1990 (amended), for the following reason (s):

The Local Planning Authority is satisfied that, on the balance of probabilities, the use of the land shown on the Site Location Plan for agriculture and rearing/keeping of game birds has been undertaken for a period of 10 years or more and is therefore exempt from enforcement action under S171B(3) of the Town and Country Planning Act 1990 (as amended).

Schedule 1 - Certificate of lawfulness for mixed use of land for agriculture and rearing/keeping of game birds.

Schedule 2 - Little Wotton, Woodleigh, Kingsbridge, TQ7 4DP

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

IT IS IMPORTANT THAT YOU READ THE NOTES OVERLEAF

Dated this 13 December 2022

(Application Ref: 3176/22/CLE)

Patrick Whymer

**Head of Development Management Practice
for and on behalf of the Council**

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 or operation 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 Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use or operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Dated this 13 December 2022

(Application Ref: 3176/22/CLE)

Patrick Whymer
Head of Development Management Practice
for and on behalf of the Council