

Nicola Spencer

From: Nicola Spencer
Sent: 23 January 2018 11:16
To: [REDACTED]
Subject: AB/49/17/L

Dear Ms Holland

As you are aware, this application was determined with an incorrect certificate and the landowner has raised this matter with us.

Whilst I appreciate that you acted on the information provided to you by the applicant and you have provided evidence to that effect, under section 65 of the Town and Country planning Act 1990 it would be an offence to complete a false or misleading certificate, either knowingly or recklessly.

Before taking the decision on whether to take proceedings the Council would need to consider whether due diligence was carried out in this instance and if not what steps had been put in place to ensure that due diligence is carried out in future to prevent this happening again (I believe some agents carry out Land Registry checks before submitting applications)

You have already provided me with details of what happened in this case but I would be grateful if you would confirm whether you have amended your procedures and what checks you have put in place to illustrate that you will carry out due diligence to prevent this issue happening again.

If you wish to discuss this matter please feel free to ring me

Yours sincerely
Nicola Spencer

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