

From: Karl Roberts
Sent: 06 September 2019 11:25
To: [REDACTED]
Cc: Planning Scanning
Subject: CM/40/19

Dear Mr Rodway,

I have checked the aerial photography that the Council holds and I am satisfied that the land has been used for the storage of containers since at least 2007. The images show the following approximate numbers (sometimes shadowing from the trees makes it difficult to see all the containers).

2007 – 15
2010 – 26
2012 – 45
2015 – 33
2019 site visit 44 (particularly observed by large container lorry making a delivery)

None of the evidence shows 50 containers being in situ.

If the description is to refer to a number then the evidence could only suggest that there was at least 26 containers on site during the last 10 years.

However, the storage of containers is a use of land and therefore a specific reference to a number of containers is not necessary for a certificate to be granted. This would only be relevant in any discussions that might arise as to whether a material change of use had occurred through an intensification of the use of the site.

Therefore, I would invite your client to agree to either delete reference to '50 no' in the description or amend the description to '26 no'.

It is always open to your client to submit a planning application to seek express approval for the use of land for the storage of 50 containers. However, if we were to receive such an application we would most likely impose conditions on any permission that might be forthcoming, specifically regarding the screening of the site with planting.

I would be grateful if you could advise within the next 7 days how your client wishes to proceed.

Regards
Karl Roberts

[REDACTED]

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