

From: Ian Murray

Sent: 21 December 2023 15:32

To: Wells, Lesley

Cc:

Subject: Re: Planning Inspectorate APP/X1735/C/23/3332999: Land West of Copse Meadow Lodge, Copse Lane, PO11 0QB

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Lesley,

Thanks for your email,

To address these in the order you have raised them

- I apologize if the description needs amending. I am happy for it to be amended to 'Open storage, storage units, building used for storage and car repairs & caravan dwellings in continuous use for more than 10 years'.
The building is mainly used for storage although Mr bond uses it for personal car repairs and for a company that installs towing points to cars. It has had car related activities undertaken in the building by multiple users over the ten year period but this has been done on an informal basis. In terms of business rates they relate to the building and the premises so it covers both the building and the outdoor storage.
- With regards to the yard usage photos, the site has been used for storage as stated however at some points (especially in the early days) the quantities were very spasmodic and at the times of photo being taken it was almost empty however the photos clearly show its continual and higher intensity use from 2004 to date which exceed the 10 year period required
- With regards to the photographs relating to the caravans, this is a difficult one because, as stated, the caravans have been moved and upgraded over the years. The 2013 photo you refer to has a caravan to the south side of the barn and a smaller caravan under the trees on the left, these were upgraded and added to in 2013 but I assume the photos were taken before that happened and I assume this resulted in what you see in the 2015 photo. later than this the caravan south of the barn and a smaller one at the north end of the site were moved closer to the other vans and upgraded.
- In terms of council tax, residential rates have not been paid for the caravans. I can only assume my client believed this was either addressed via his business rates or the residential rates on Copse meadow lodge

I would be happy to discuss the application with you on behalf of my client should there be any areas you or your legal department believe should be addressed before a decision is made. Feel free to call me.

Best Regards and Happy Christmas

Ian Murray

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