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Sent: Fri, 7 May 2021 21:36  
Subject: 20/03140/CLUE The Stables Cropredy Road Great Bourton

RE: 20/03140/CLUE The Stables Caravan Part 1 of OS3873 North East of Hillside House, Street from Cropredy to Great Bourton  
Certificate of Lawfulness Existing for mixed use of land for Agricultural and as a Caravan Site for residential purposes.

Dear Mr Peckford

We feel we should write to you to highlight our concerns regarding the above application and the reason being used by the applicant to obtain the said certificate.

We have been involved with past problems on this and the adjacent site (now both in the same ownership of Mr James Doran) since 2005, with both CDC and Bourtons Parish Council. We look directly down onto the sites from our farm on the edge of Great Bourton and can see everything that goes on there.

There is currently an Appeal by the owner (APP/C3105/C21/3268454) CDC Reference 20/00419ENF against an Enforcement Notice to remove a residential caravan which arrived on the site in October 2020, together with other items and the tidying up of the site. The appellant Mr Doran is including Ground D in which he states that he is in possession of a Statutory Declaration from the former owner Mr Michael Bolton who confirms he resided in a caravan on the land from March 2010 until June 2020 when he sold to the current owner. The declaration, which is stated as being sworn in front of a Solicitor confirms Mr Bolton's residence for in excess of 10 years. It is also claimed that there is no evidence which calls Mr Bolton's evidence into doubt and therefore such use is immune from Enforcement action and is lawful. We dealt with Matthew Swinford, Appeals Administrator CDC and he submitted evidence that has been accepted by the Inspectorate as third party evidence in the Appeal. This evidence was an email from us to our then District Councillor Ken Atack dated 19th October 2011 in which we clearly inform him that during the previous 5 to six weeks which was approximately 7th September) we noticed that Mr Bolton had started living in the caravan on his site. This date is some 18 months later than claimed in the sworn statement by Mr Bolton and so the actual dates for residential use were September 2011 to June 2020 which is only 8 years 9 months NOT the "in excess of 10 years" claimed!

Mr Bolton also claims he lived there with no interference but there is a letter to him from Nick Addis, Planning Enforcement Officer referring to his visit to the site on 25/5/2019 to investigate a potential breach of Planning Control (17/00353/ENF)

In CDC's appeal evidence they include a Planning Contravention Notice, signed by Mr Bolton on 29/1/2020 in which he states that he did not live in the caravan at that time and for the two and a half years prior he lived at 24 Edmunds Road Banbury. Both of the documents (of which we have copies) signed by him completely differ and therefore one would think that a prosecution for knowingly making false statements ought to be considered.

The present owner is now using the sworn declaration by Mr Bolton of "in excess of 10 years residential occupancy" to gain a Certificate of Lawful use but surely the Planning Contravention Notice signed by Michael Bolton held by CDC and our evidence submitted to the Inspectorate in the current appeal provide watertight evidence for the refusal of this application.

Brian & Rosemary Cannon  
High Acres Farm  
Great Bourton  
BANBURY