

**Application for Certificate of Lawful Existing Use in relation to the use of part of the property known as Isaacs Farm Barn, Chipping, Preston in association with an agricultural contracting and welding business.**

**Applicant: Mr Andrew Hodkinson**

Prepared and submitted by  
ML Planning Consultancy Ltd  
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## Introduction

ML Planning Consultancy have been instructed by Mr Andrew Hodkinson of Ashcon, to apply for a lawful development certificate to regularise the use of part of the land and buildings known as Isaacs Farm Barn in association with his agricultural contracting and welding business.

## Background

Andrew lived in Isaacs Farm Barn [REDACTED] throughout his childhood and into adulthood. [REDACTED] Andrew set up Ashcon and has been working as an agricultural contractor ever since.

Since incorporation in [REDACTED] Isaacs Farm Barn has been the base of Ashcon's operations. Andrew has utilised the land and buildings to the south-west of the dwelling for storage of machinery, tools and supplies and for a welding workshop.

Andrew [REDACTED] However, Isaacs Farm Barn continued to be his business base. As the property [REDACTED]  
[REDACTED]  
[REDACTED]

To support Andrew's application, he has provided paper records dating back to 2011. The evidence includes invoices from customers and suppliers, Ashcon invoices to customers, and business accounts for the years 2012 to 2023.

The Ashcon invoices and business accounts are provided to evidence existence of the business from 2011 to date, and the business address. Third party invoices are provided to evidence business activity from 2011 to date and to evidence the business address.

Whilst living away from Isaacs Farm Barn the applicant used his home address as the correspondence address on invoices. However, all business activity was still carried out at Isaacs Farm Barn. A number of third-party invoices are also addressed to the applicant's home address, but these invoices show Isaac's Farm Barn as the delivery address and are included evidence continuation of the business at that property.

To corroborate the evidence, ## people have kindly written statements of truth to support the application.

## Evidence

	Evidence Name	Party	Date	Reason for submission
1	Invoice	Ashcon	01/05/2011	to evidence existence of the business and the business address
2	Invoice	Ashcon	30/06/2011	to evidence continuity of the business and the business address
3	Invoice	Ashcon	30/07/2011	to evidence continuity of the business and the business address

4	Invoice	Ashcon	01/08/2011	to evidence continuity of the business and the business address
5	Invoice	Ashcon	04/09/2011	to evidence continuity of the business and the business address
6	Invoice	Ashcon	31/10/2011	to evidence continuity of the business and the business address
7	Invoice	Ashcon	01/12/2011	to evidence continuity of the business and the business address
8	Invoice	Ashcon	01/01/2012	to evidence continuity of the business and the business address
9	Invoice	Ashcon	07/02/2012	to evidence continuity of the business and the business address
10	Invoice	Ashcon	01/03/2012	to evidence continuity of the business and the business address
11	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2012	To evidence existence of the business
12	Invoice	Ashcon	30/04/2012	to evidence continuity of the business and the business address
13	Invoice	Ashcon	31/05/2012	to evidence continuity of the business and the business address
14	Invoice	Ashcon	02/06/2012	to evidence continuity of the business and the business address
15	Invoice	Ashcon	02/08/2012	to evidence continuity of the business and the business address
16	Invoice	Ashcon	01/09/2012	to evidence continuity of the business and the business address
17	Invoice	Ashcon	02/10/2012	to evidence continuity of the business and the business address
18	Invoice	Ashcon	02/04/2013	to evidence continuity of the business and the business address
19	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2013	To evidence continued existence of the business
20	Invoice	Ashcon	01/05/2013	to evidence continuity of the business and the business address

21	Invoice	Ashcon	01/06/2013	to evidence continuity of the business and the business address
22	Invoice	Ashcon	01/08/2013	to evidence continuity of the business and the business address
23	Invoice	Ashcon	30/09/2013	to evidence continuity of the business and the business address
24	Invoice	Ashcon	18/10/2013	to evidence continuity of the business and the business address
25	Invoice	Ashcon	14/11/2013	to evidence continuity of the business and the business address
26	Invoice	Ashcon	04/12/2013	to evidence continuity of the business and the business address
27	Invoice	Ashcon	06/01/2014	to evidence continuity of the business and the business address
28	Invoice	Ashcon	06/02/2014	to evidence continuity of the business and the business address
29	Invoice	Robert Fox Fabrication	28/02/2014	To evidence business activity and the business address
30	Invoice	Ashcon	19/03/2014	to evidence continuity of the business and the business address
31	Invoice	Robert Fox Fabrication	31/03/2014	To evidence business activity and the business address
32	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2014	To evidence continued existence of the business
33	Invoice	Ashcon	07/04/2014	to evidence continuity of the business and the business address
34	Invoice	Spaldings	16/04/2014	To evidence business activity and the business address
35	Invoice	Ashcon	06/05/2014	to evidence continuity of the business and the business address
36	Invoice	Machine Mart	18/05/2014	To evidence business activity and the business address
37	Invoice	Metcalf's Agricultural Engineers	23/06/2014	To evidence business activity and the business address
38	Invoice	Ashcon	30/06/2014	to evidence continuity of the business and the business address
39	Invoice	Ashcon	07/07/2014	to evidence continuity of the business and the business address

40	Invoice	Towers & Gornall	16/07/2014	To evidence continuity of the business and the business address
41	Invoice	Ashcon	18/08/2014	to evidence continuity of the business and the business address
42	Invoice	Cornthwaite Farm Machinery	31/08/2014	To evidence business activity and the business address
43	Invoice	Metcalf's Agricultural Engineers	01/09/2014	To evidence business activity and the business address
44	Invoice	Ashcon	03/09/2014	to evidence continuity of the business and the business address
45	Invoice	Ashcon	14/10/2014	to evidence continuity of the business and the business address
46	Invoice	Ashcon	18/11/2014	to evidence continuity of the business and the business address
47	Invoice	C&C Supplies Collinson Limited	30/11/2014	To evidence business activity and the business address
48	Invoice	Ashcon	08/12/2014	to evidence continuity of the business and the business address
49	Invoice	C&C Supplies Collinson Limited	31/12/2014	To evidence business activity and the business address
50	Invoice	Ashcon	11/01/2015	to evidence continuity of the business and the business address
51	Invoice	Screwfix	31/01/2015	To evidence business activity and the business address
52	Invoice	C& C Supplies Collinson Limited	18/02/2015	To evidence business activity and the business address
53	Invoice	Ashcon	09/03/2015	to evidence continuity of the business and the business address
54	Invoice	PlumbNation	12/03/2015	To evidence business activity and the business address
55	Financial Statements	A Hodkinson Trading as Ashcon	05/04/2015	To evidence continued existence of the business
56	Invoice	Ashcon	08/04/2015	to evidence continuity of the business
57	Invoice	C&C Supplies Collinson Limited	30/04/2015	To evidence business activity and the business address
58	Invoice	Ashcon	06/05/2015	to evidence continuity of the business and the business address
59	Invoice	Ashcon	01/06/2015	to evidence continuity of the business
60	Invoice	Robert Fox Fabrication Ltd	30/06/2015	To evidence business activity and the business address

61	Invoice	Ashcon	04/07/2015	to evidence continuity of the business
62	Invoice	Ashcon	06/08/2015	to evidence continuity of the business
63	Invoice	Ashcon	02/09/2015	to evidence continuity of the business
64	Invoice	C&C Supplies Collinson Limited	30/09/2015	To evidence business activity and the business address
65	Invoice	Ashcon	03/10/2015	to evidence continuity of the business
66	Invoice	C&C Supplies Collinson Limited	31/10/2015	To evidence business activity and the business address
67	Invoice	Ashcon	05/11/2015	to evidence continuity of the business
68	Invoice	Ashcon	02/12/2015	to evidence continuity of the business
69	Invoice	C&C Supplies Collinson Limited	21/12/2015	To evidence business activity and the business address
70	Invoice	Ashcon	09/01/2016	to evidence continuity of the business
71	Invoice	Ashcon	03/02/2016	to evidence continuity of the business
72	Invoice	Ashcon	06/03/2016	to evidence continuity of the business
73	Invoice	C&C Supplies Collinson Limited	31/03/2016	To evidence business activity and the business address
74	Financial Statements	A Hodkinson Trading as Ashcon	05/04/2016	To evidence continued existence of the business
75	Invoice	Ashcon	06/04/2016	to evidence continuity of the business
76	Invoice	Ashcon	07/05/2016	to evidence continuity of the business
77	Invoice	C&C Supplies Collinson Limited	20/05/2016	To evidence business activity and the business address
78	Invoice	Ashcon	02/06/2016	to evidence continuity of the business
79	Invoice	Ashcon	12/07/2016	to evidence continuity of the business
80	Invoice	C&C Supplies Collinson Limited	25/07/2016	To evidence business activity and the business address
81	Invoice	Ashcon	01/08/2016	to evidence continuity of the business
82	Invoice	C&C Supplies Collinson Limited	22/08/2016	To evidence business activity and the business address
83	Invoice	Ashcon	06/09/2016	to evidence continuity of the business
84	Invoice	Ashcon	06/10/2016	to evidence continuity of the business
85	Invoice	Ashcon	03/11/2016	to evidence continuity of the business


86	Invoice	Ashcon	08/12/2016	to evidence continuity of the business
87	Invoice	Ashcon	03/01/2017	to evidence continuity of the business
88	Invoice	C&C Supplies Collinson Limited	31/01/2017	To evidence business activity and the business address
89	Invoice	Ashcon	05/02/2017	to evidence continuity of the business
90	Invoice	Ashcon	09/03/2017	to evidence continuity of the business
91	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2017	To evidence continued existence of the business
92	Invoice	Ashcon	29/04/2017	to evidence continuity of the business
93	Invoice	Ashcon	03/06/2017	to evidence continuity of the business
94	Invoice	C&C Supplies Collinson Limited	30/06/2017	To evidence business activity and the business address
95	Invoice	Ashcon	02/07/2017	to evidence continuity of the business
96	Invoice	C&C Supplies Collinson Limited	31/07/2017	To evidence business activity and the business address
97	Invoice	Ashcon	01/08/2017	to evidence continuity of the business
98	Invoice	Ashcon	03/09/2017	to evidence continuity of the business
99	Invoice	Ashcon	02/10/2017	to evidence continuity of the business
100	Invoice	Ashcon	30/11/2017	to evidence continuity of the business
101	Invoice	Ashcon	04/01/2018	to evidence continuity of the business
102	Invoice	Ashcon	01/02/2018	to evidence continuity of the business
103	Invoice	Ashcon	16/03/2018	to evidence continuity of the business
104	Invoice	Ashcon	02/04/2018	to evidence continuity of the business
105	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2018	To evidence continued existence of the business
106	Invoice	Ashcon	03/05/2018	to evidence continuity of the business
107	Invoice	Ashcon	01/06/2018	to evidence continuity of the business
108	Invoice	C&C Supplies Collinson Limited	17/06/2018	To evidence business activity and the business address
109	Invoice	Ashcon	02/07/2018	to evidence continuity of the business
110	Invoice	Ashcon	03/08/2018	to evidence continuity of the business

111	Invoice	C&C Supplies Collinson Limited	31/08/2018	To evidence business activity and the business address
112	Invoice	Ashcon	04/09/2018	to evidence continuity of the business
113	Invoice	C&C Supplies Collinson Limited	21/09/2018	To evidence business activity and the business address
114	Invoice	Ashcon	04/10/2018	to evidence continuity of the business
115	Invoice	Ashcon	03/11/2018	to evidence continuity of the business
116	Invoice	Ashcon	01/12/2018	to evidence continuity of the business
117	Invoice	Ashcon	01/01/2019	to evidence continuity of the business
118	Invoice	Ashcon	02/02/2019	to evidence continuity of the business
119	Invoice	Ashcon	02/03/2019	to evidence continuity of the business
120	Invoice	Ashcon	02/04/2019	to evidence continuity of the business
121	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2019	To evidence continued existence of the business
122	Invoice	Ashcon	01/05/2019	to evidence continuity of the business
123	Invoice	C&C Supplies Collinson Limited	31/05/2019	To evidence business activity and the business address
124	Invoice	Ashcon	01/06/2019	to evidence continuity of the business
125	Invoice	C&C Supplies Collinson Limited	18/06/2019	To evidence business activity and the business address
126	Invoice	Ashcon	01/07/2019	to evidence continuity of the business
127	Invoice	C&C Supplies Collinson Limited	31/07/2019	To evidence business activity and the business address
128	Invoice	Ashcon	01/08/2019	to evidence continuity of the business
129	Invoice	Ashcon	01/09/2019	to evidence continuity of the business
130	Invoice	C&C Supplies Collinson Limited	30/09/2019	To evidence business activity and the business address
131	Invoice	Ashcon	02/10/2019	to evidence continuity of the business
132	Invoice	C&C Supplies Collinson Limited	18/10/2019	To evidence business activity and the business address
133	Invoice	Ashcon	02/11/2019	to evidence continuity of the business
134	Invoice	C&C Supplies Collinson Limited	30/11/2019	To evidence business activity and the business address
135	Invoice	Ashcon	01/12/2019	to evidence continuity of the business



136	Invoice	DC Handrails & Ironwork Parts Ltd	20/12/2019	To evidence business activity and the continuation of the business at Isaacs Barn Farm
137	Invoice	Ashcon	31/01/2020	to evidence continuity of the business
138	Invoice	C&C Supplies Collinson Limited	31/01/2020	To evidence business activity and the business address
139	Invoice	Ashcon	01/02/2020	to evidence continuity of the business
140	Invoice	B+M Steel	04/02/2020	To evidence business activity and the business address
141	Invoice	B+M Steel	20/03/2020	To evidence business activity and the business address
142	Invoice	Ashcon	29/03/2020	to evidence continuity of the business
143	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2020	To evidence continued existence of the business
144	Invoice	Ashcon	02/05/2020	to evidence continuity of the business
145	Invoice	Simmal Ltd	18/05/2020	To evidence business activity and the business address
146	Invoice	Ashcon	03/06/2020	to evidence continuity of the business
147	Invoice	B+M Steel	22/06/2020	To evidence business activity and the business address
148	Invoice	Ashcon	19/07/2020	to evidence continuity of the business
149	Invoice	Ashcon	06/08/2020	to evidence continuity of the business
150	Invoice	Simply Bearings	26/08/2020	To evidence business activity and the continuation of the business at Isaacs Farm Barn
151	Invoice	Ashcon	05/09/2020	to evidence continuity of the business
152	Invoice	B+M Steel	11/09/2020	To evidence business activity and the continuation of the business at Isaacs Farm Barn
153	Invoice	Ashcon	03/10/2020	to evidence continuity of the business
154	Invoice	B+M Steel	07/10/2020	To evidence business activity and the continuation of the business at Isaacs Farm Barn
155	Invoice	Martindale	02/11/2020	To evidence business activity and the business address
156	Invoice	Manchester Galvanizing Ltd	18/12/2020	To evidence business activity and the business address
157	Invoice	Ashcon	31/12/2020	To evidence continuity of the business
158	Invoice	B+M Steel	19/01/2021	To evidence business activity and the continuation of the business at Isaacs Farm Barn

159	Invoice	Ashcon	01/01/2021	to evidence continuity of the business
160	Invoice	B+M Steel	26/01/2021	To evidence business activity and the continuation of the business at Isaacs Farm Barn
161	Invoice	Martindale Industrial Fasteners Ltd	27/02/2021	To evidence business activity and the business address
162	Invoice	Ashcon	27/02/2021	to evidence continuity of the business
163	Invoice	Ashcon	28/03/2021	to evidence continuity of the business
164	Invoice	Auto & Trailer	29/03/2021	To evidence business activity and the business address
165	Invoice	B+M Steel	01/04/2021	To evidence business activity and the continuation of the business at Isaacs Farm Barn
166	Financial Statements	A Hodgkinson Trading as Ashcon	05/04/2021	To evidence continued existence of the business
167	Invoice	Ashcon	12/04/2021	to evidence continuity of the business
168	Invoice	Ashcon	04/05/2021	to evidence continuity of the business
169	Invoice	B+M Steel	04/05/2021	To evidence business activity and the continuation of the business at Isaacs Farm Barn
170	Invoice	Agrilinc	03/06/2021	To evidence business activity and the business address
171	Invoice	Ashcon	23/06/2021	to evidence continuity of the business
172	Invoice	Ashcon	02/07/2021	to evidence continuity of the business
173	Invoice	Nickerson	07/07/2021	To evidence business activity and the business address
174	Invoice	Ashcon	02/08/2021	to evidence continuity of the business and the business address
175	Invoice	Steadmans	11/08/2021	To evidence business activity and the business address
176	Invoice	Nickersons	10/09/2021	To evidence business activity and the business address
177	Invoice	Ashcon	24/09/2021	to evidence continuity of the business and the business address
178	Invoice	Ashcon	01/10/2021	to evidence continuity of the business and the business address
179	Invoice	Martindale Industrial Fasteners Ltd	25/10/2021	To evidence business activity and the business address
180	Invoice	B+M Steel	05/11/2021	To evidence business activity and continuation of the business at Isaacs Farm Barn

181	Invoice	Ashcon	15/11/2021	to evidence continuity of the business and the business address
182	Invoice	Manchester Galvanizing Ltd	15/12/2021	To evidence business activity and the business address
183	Invoice	Ashcon	28/12/2021	to evidence continuity of the business and the business address
184	Invoice	Machine Mart	09/01/2022	To evidence business activity and the business address
185	Invoice	Ashcon	10/01/2022	to evidence continuity of the business and the business address
186	Invoice	Ashcon	08/02/2022	to evidence continuity of the business and the business address
187	Invoice	Kuda	15/02/2022	To evidence business activity and the business address
188	Invoice	Ashcon	06/03/2022	to evidence continuity of the business and the business address
189	Invoice	Cheffins	23/03/2022	To evidence business activity and the business address
190	Financial Statements	A Hodkinson Trading as Ashcon	05/04/2022	To evidence continued existence of the business
191	Invoice	Ashcon	11/04/2022	to evidence continuity of the business and the business address
192	Invoice	BM Steel	26/04/2022	To evidence business activity and the continuation of the business at Isaaca Farm Barn
193	Invoice	Ashcon	08/05/2022	to evidence continuity of the business and the business address
194	Invoice	P & C Parker	30/05/2022	To evidence business activity and the business address
195	Invoice	DC Iron	01/06/2022	To evidence business activity and the business address
196	Invoice	Ashcon	06/06/2022	to evidence continuity of the business and the business address
197	Invoice	Clayton Farm Machinery Ltd	30/06/2022	To evidence business activity and the business address
198	Invoice	Ashcon	05/07/2022	to evidence continuity of the business and the business address
199	Invoice		31/07/2022	To evidence business activity and the business address
200	Invoice	Ashcon	05/08/2022	to evidence continuity of the business and the business address

201	Invoice	Thomas Panels and Profiles	11/08/2022	To evidence business activity and the business address
202	Invoice	BM Steel	01/09/2022	To evidence business activity and continuation of the business at Isaacs Farm Barn
203	Invoice	Ashcon	30/09/2022	to evidence continuity of the business and the business address
204	Invoice	BM Steel	19/10/2022	To evidence business activity and continuation of the business at Isaacs Farm Barn
205	Invoice	Ashcon	29/10/2022	to evidence continuity of the business and the business address
206	Invoice		07/11/2022	To evidence business activity and the business address
207	Invoice	Ashcon	09/11/2022	to evidence continuity of the business and the business address
208	Invoice	Martindale Industrial Fasteners Ltd	31/11/2022	To evidence business activity and the business address
209	Invoice	Ashcon	08/12/2022	to evidence continuity of the business and the business address
210	Invoice	4x4 Accessories and Tyres Ltd	14/12/2022	To evidence business activity and the business address
211	Invoice	N & J Aluminium Linings Ltd	10/01/2023	To evidence business activity and the business address
212	Invoice	Ashcon	12/01/2023	to evidence continuity of the business and the business address
213	Invoice	Ashcon	02/02/2023	to evidence continuity of the business and the business address
214	Invoice	Strong's Plastic Products Ltd	14/02/2023	To evidence business activity and the business address
215	Invoice	Granit Quality Parts	04/03/2023	To evidence business activity and the business address
216	Invoice	Ashcon	15/03/2023	to evidence continuity of the business and the business address
217	Invoice	Ashcon	03/04/2023	to evidence continuity of the business and the business address
218	Invoice	DC Iron	03/04/2023	To evidence business activity and the business address
219	Financial Statements	A Hodkinson Trading as Ashcon	05/04/2023	To evidence continued existence of the business
220	Invoice	Ashcon	04/05/2023	to evidence continuity of the business and the business address

221	Invoice	Manchester Galvanizing Ltd	26/05/2023	To evidence business activity and the business address
222	Invoice	Ashcon	12/06/2023	to evidence continuity of the business and the business address
223	Invoice	Martindale Industrial Fasteners Ltd	12/06/20223	To evidence business activity and the business address
224	Invoice	Ashcon	08/07/2023	to evidence continuity of the business and the business address
225	Invoice	Manchester Galvanizing Ltd	18/07/2023	To evidence business activity and the business address
226	Invoice	Ashcon	14/08/2023	to evidence continuity of the business and the business address
227	Invoice		31/08/2023	To evidence business activity and the business address
228	Invoice	Ashcon	11/09/2023	to evidence continuity of the business and the business address
229	Invoice	Express Cutting & Welding Services Ltd	20/09/2023	To evidence business activity and the business address
230	Invoice	Ashcon	03/10/2023	to evidence continuity of the business and the business address
231	Invoice	Agrilinc	12/10/2023	To evidence business activity and the business address
232	Invoice	Manchester Galvanizing Ltd	01/11/2023	To evidence business activity and the business address
233	Invoice	Ashcon	14/11/2023	to evidence continuity of the business and the business address
234	Invoice	Ratchetshop	06/12/2023	To evidence business activity and the business address
235	Invoice	Ashcon	09/12/2023	to evidence continuity of the business and the business address
236	Invoice	Ashcon	16/01/2024	to evidence continuity of the business and the business address
237	Invoice	Ashcon	08/02/2024	to evidence continuity of the business and the business address
238	Invoice	Ashcon	01/03/2024	to evidence continuity of the business and the business address
239	Statement of Truth		09/05/2024	To corroborate the Supporting Statement and the Applicant's Statement of Truth
240	Statement of Truth		09/05/2024	

240a	Statement of Truth - Map			To corroborate the Supporting Statement and the Applicant's Statement of Truth
240b	Statement of Truth - Appendix			
241	Statement of Truth		12/05/2024	To corroborate the Supporting Statement
242	Statement of Truth		21/05/2024	To corroborate the Supporting Statement and the Applicant's Statement of Truth
243	Statement of Truth		23/05/2024	To corroborate the Supporting Statement and the Applicant's Statement of Truth
244	Statement of Truth		30/05/2024	To corroborate the Supporting Statement and the Applicant's Statement of Truth
245	Statement of Truth		07/06/2024	To corroborate the Supporting Statement and the Applicant's Statement of Truth
246	Statement of Truth		11/06/2024	To corroborate the Supporting Statement and the Applicant's Statement of Truth

To apply for a Certificate of Lawfulness, we have to show permanent and continuous use of the site for an excess of ten years. We believe that the evidence supplied meets these criteria and that the certificate should be granted.

The relevant test to be applied to the evidence is that of the 'balance of probability' which is the lesser test to the criminal burden of proof. We believe the evidence provides sufficient information to support the applicant's case.

If the Council has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence is sufficiently precise and unambiguous to justify the grant of a certificate, on the balance of probability.

### **Conclusion**

A certificate Existing Use in relation to the use of part of the property in association with an agricultural contracting and welding business is applied for. We have provided a substantial amount of paper evidence to show the continued use of the site from 2011 to date, a period of over 10 years.

We look forward to working proactively with the council in order to achieve a positive result for Mr Andrew Hodkinson