

Reference 3/2024/0525

Dear Mr Taylor

I wish to comment on the application for the 'Certificate of Lawfulness' which I [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

My points are as follows

History of the Property

The property Isaacs Farm Barn is a domestic property which was converted over 20 years ago to become the domestic accommodation for the Isaacs Farm owners who were then retiring from the farm. The main farm house had been sold off as a domestic property and a new farmhouse was built at Radcliffe view from where the farm was subsequently managed by [REDACTED] who moved into the Isaacs Barn, the applicant [REDACTED]

The property has never, for those 20 years, been part of the farm and the land and outbuildings have all been integral to the domestic barn.

There is only one entrance to the property which is on the north side of the property.

Please see my attached plan Appendix A

The property has been in the last 2.5 years put on the market firstly by RTurner estate agents and secondly by Armistead Barnett and in those estate agent particulars this was sold as a domestic property and was not divided in any way. There is only one entrance to the site.

The Access to the Site and the splitting of the site

The property has never been split into the 2 sections and is one property Isaacs Barn. It has never been Isaacs Farm on the South western aspect. There is no access to this split portion with no entrance only what used to be a gateway into a field, with a public footpath which

did have fencing, a gate, and a stile which [REDACTED] has removed a while ago [REDACTED]

[REDACTED]

[REDACTED]

There is a small track here which forms a public footpath adjacent to a stream [REDACTED]

[REDACTED]

to the council regarding this. This public footpath had always been well used but as it was obstructed and neglected it is no longer that well used.

When was the business based at Isaacs Farm Barn?

It is my belief that this business was only based from 2021 at this site (possibly late 2020) but certainly no earlier than that.

It is ONLY since that time that the metal fabrication business has started.

It is only since then that deliveries have started to the site [REDACTED]

[REDACTED] lane was totally unsuitable for such vehicles.

It is only since this time that the Manchester Galvanising lorry has started to come to the property frequently [REDACTED]

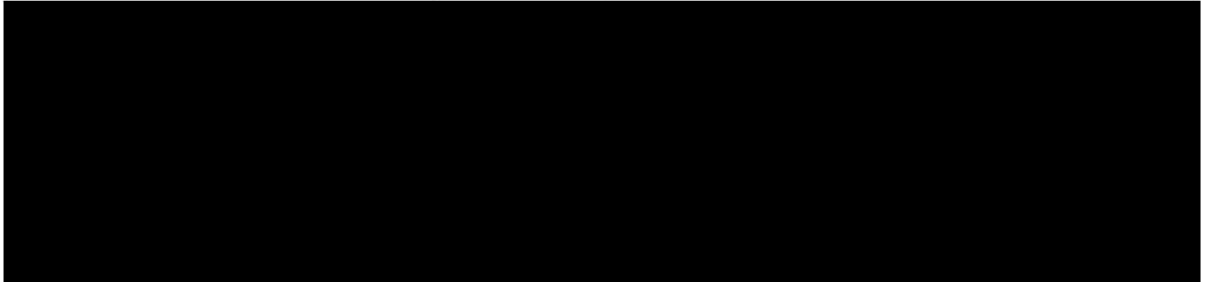
It is only since then that the large vehicles which are his contracting business are stored at the site.

[REDACTED]

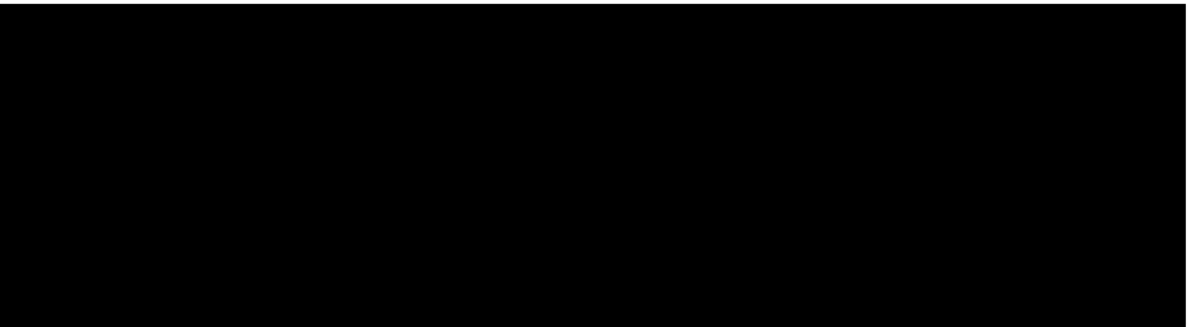
Where was the business based before 2021?

As demonstrated through the invoices attached to the RM Statement of Truth, the advertising of the Ashcon business as being based close to Garstang, the Oakenclough phone number for the business and the Newspaper article – , the Ashcon business has been run from Oakenclough until 2021. I also attach photos of the machinery stored at Oakenclough.

Which part of the Property Does [REDACTED] use for his Business



Please see Attachments C and D



It is my belief that the only way that [REDACTED] can develop this into a viable metal fabrication site is to create a 2nd entrance onto the site which would be detrimental to the agricultural setting and would require a concrete / tarmac entrance as [REDACTED] admitted that it would be required for the lorries that pick up / deliver to turn round. This entrance would be adjacent to the stream. [REDACTED] has already started work on this by clearing the site and removing trees [REDACTED]

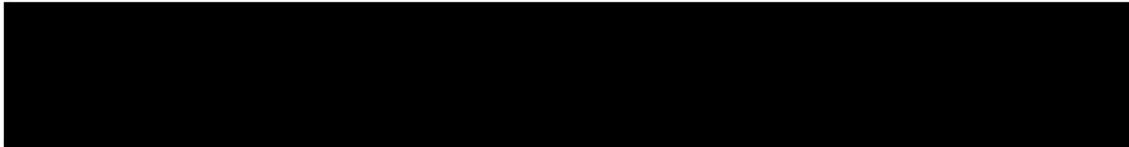
I am strongly of the opinion that this is not a safe place for any entrance for large machinery as this is a blind bend, in a dip and the lane is narrow at this point. The lane is national speed limit and used frequently by cyclists which pass at speed due to the gradient of the road. The entrance would not be visible in both directions due to the bend and significant dip.



machinery. The building shown on the roadside with a black cross through has not been there for over 20 years.

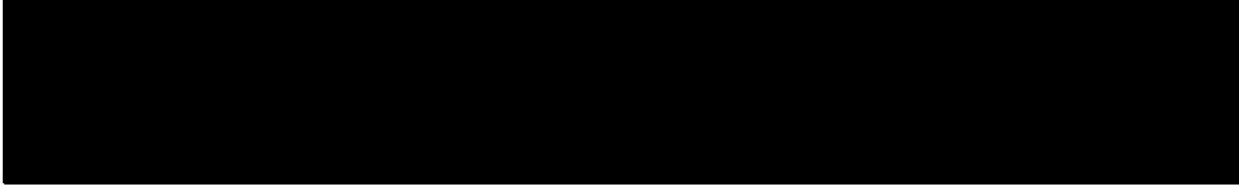
The Length of time [REDACTED] business from this site

[REDACTED] have stored some machinery on site since 2011 but [REDACTED] certainly did not run any metal fabrication business out of there until 2021 [REDACTED]

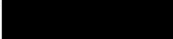


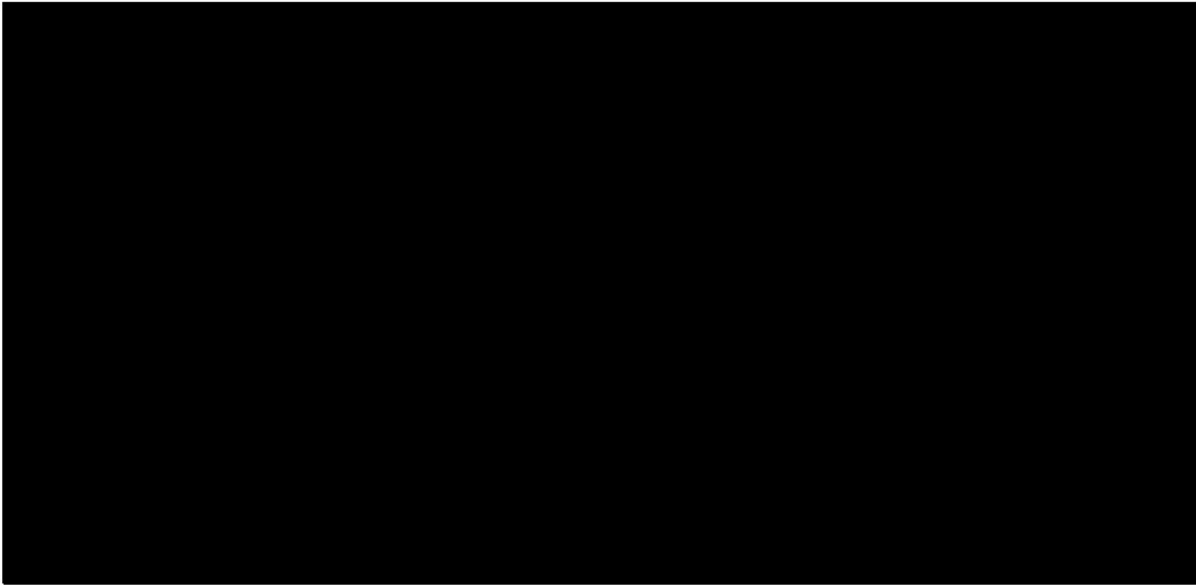
Health and Safety Visit

I know the property was inspected by the Health and Safety Team

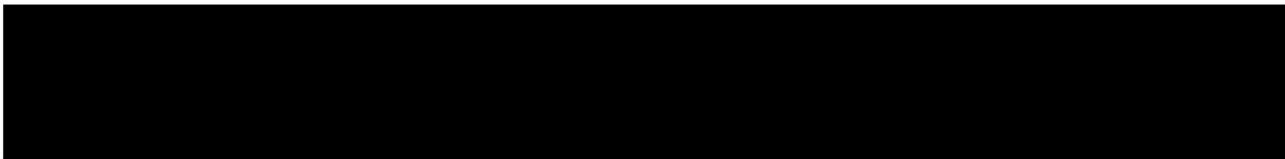


Present Condition of the Property

I note that in the last 6 weeks  has removed all the machinery off the property and removed anything to do with his fabrication business from the driveway, cleaning up the site. This is not a true representation of how the site has been used for the last 3.5 years.



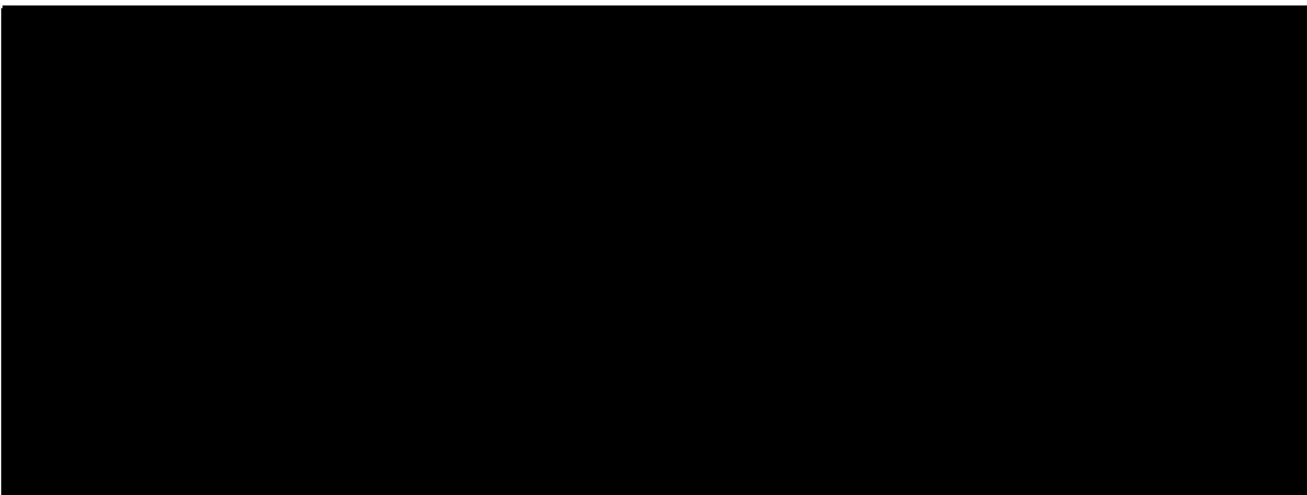
Again this fails to provide the true picture of how the property has been used as this business for the last 3.5 years, the business has to be run through the



In Summary

It is my belief that [REDACTED] has not run his business from Isaacs Barn for more than 4 years. The division of the site is not correct and he cannot run his business from just that divided part without the use of the entrance. It is feasible to run tractors on and off that area (which he has been doing) but not the fabrication deliveries – this would require a property vehicle entrance which [REDACTED] has admitted would include a turn around for large lorries. The position of that entrance would be extremely unsafe.

[REDACTED] note that the Land registry has been redrawn in 2023 but does not show any division of the property or the access points.



Appendices.

Attachment A: Plan of the site showing only access is through what has been called the domestic Isaacs Barn

Attachment B

Attachment C


Attachment D

Attachment E

Attachment F

[REDACTED]

From: [REDACTED]
Sent: 01 August 2024 11:51
To: Planning
Subject: 3/2024/0525

 External Email

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Dear Mr Taylor

I would like to add one photograph which shows [REDACTED] on the council grass verge on the opposite side [REDACTED] to where he says he conducts all his business from. If he was to have the ability to have all his contracting vehicles and equipment on site and allow access for lorries delivering his metal fabrication work, he would have to clear and hardcore the whole site.

Please can I ask if the parish council are aware / have been consulted about his application and the implication it has for future applications, the footpath access and the safety of the site. Kind regards [REDACTED]

[REDACTED]