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3/2025/A40
19/12/2025

Le-Dale Mobile Home Park

**Longsight Road
Clayton le Dale
Blackburn
BB1 1EX**

Certificate of Lawfulness

Supportive Statement

Date: 28/11/25

LOCATION

The application site is a parcel of land situated to the north of and accessed from the grounds of the existing mobile home park (Le-Dale) which lies to the rear of Tiggys Bar and Restaurant. Tiggys Bar and the adjacent Shazah Restaurant are sited on the A59 Longsight Road either side of the access road to Le-Dale and adjacent Myre Fold House.

DESCRIPTION

The overall site in ownership is "Dog-Leg" in shape. The application site is at the north-west end. The land is (similar to the whole site).

The whole site comprises 1.48 (Hec) of which the application site measures 0.385 (Hec) 26%.

PROPOSAL

To demonstrate the application site has a present and past ancillary use to the mobile home park to justify the requirements of a Certificate of Lawfulness.

ASSESSMENT

We did contend that the site has been in use for some considerable time (in excess of twenty five years) and it should not be considered open countryside. At the time we did note the council had advised us to pursue a Certificate of Lawfulness to clarify the matter prior to the refused application No. 3/2024/0384.

Therefore all circumstances considered, in particular our appeal dismissed, we will follow the councils original advice accordingly, hence this application.

GENERAL HISTORY

The applicant (with her husband) first purchased the land in the year 1995 (in excess of thirty years ownership). Followed by purchasing the access track from the site entrance to the A59 highway approximately 15 years ago. Followed by purchasing a longitudinal wedge shaped piece of land along Tiggi's Restaurant boundary, to regularise (square up) the land in this location.

During the ownership period there have been numerous and varied planning applications to the council, several of which submitted by S.J. Bialecki Associates and S.J. Bialecki Limited. With emphasis on my involvement and historical knowledge of the application site use and duration.

On occasions I passed on agency work to A. Kinder Associates and Consultants who specialised in gypsy caravan parks at the time.

The applicants principal/original interest securing purchase of the site relates to 'Equine', in particular Horses and Ponies with their on site stabling and general upkeep with traveling gypsy families.



23/11/25

My first planning application was for an agricultural building (ancillary use to the existing stables) see attached decision notice 3/98/0772/P.

Followed by the replacement of old timber frame stables with more robust permanent masonry stables, see attached decision notice 3/01/0370/P

The following applications outline the progressive establishment of the 'Mobile Home Park.

- a) Application 3/2001/0578 and 3/2004/1091, 4/4 static and touring mobile homes for gypsy families.
- b) Application No 3/2017/0543, 13 static mobile homes, holiday use only.
- c) Replacement of stables with 3/mobile homes (holiday only) application No 3/2019/0329.

APPLICATION SITE ANCILLARY USE

The application site has played a major role in its ancillary use to the varying and progressive changes in remodelling the park as a whole from the principle of Equine use with limited caravan accommodation to:-

1. Gypsy family homes.
2. Gypsy touring families.
3. Holiday mobile home let.

For example, the progressive changes have involved the following use operations.

- a) Demolish and reconstruction of stable.
- b) Site clearance.
- c) Excavation/concrete basis.
- d) Drainage.
- e) Treatment plant.
- f) Erection of Industrial type store building.
- g) Road construction.

Under the circumstances inevitable progressive accommodation of various building materials, plants, incidental items, also left by past travelling families. As a consequence, accidentally and without intention (inadvertently). The land has proven invaluable and support in the creation of a well designed and maintained mobile home park, as well as other ad-hoc uses.

28/4/25

SUMMARY

Ad-hoc storage as previously described over 25 years inclusive of (if need be) temporary need, rather than a general specific or preplanned solutions.