APPEAL SUMMARY

Appeal under Section 195 of the Town and Country Planning Act 1990 Site: Alderlands, James Road, Crowland, Lincolnshire PE6 0AA LPA Reference: H02-0058-26 Procedure: Written Representations

1. The appeal site forms part of land at Alderlands with a longstanding transport, depot and vehicle-storage history. In 1993/1994 South Holland District Council issued a Certificate of Lawful Use or Development under reference H02/1113/93, confirming the use of land at Alderlands as a "general haulage depot, including occasional storage ancillary to the haulage use." The Appellant's case is that the certified land corresponds with the present appeal site, with the Schedule 2 plan awaited from the LPA for final confirmation.
2. That certificate is a central piece of evidence in this appeal. It appears not to have been considered in the determination of the present application.
3. The current use — the storage and standing of motor vehicles on the existing hardstanding — remains within the same essential planning character as the historic lawful use: that of a vehicle-based operational and storage yard.
4. The operational form of the site has evolved over time. The active fleet-maintenance functions of the former depot are no longer carried on, and the vehicles now stored are motor cars rather than buses, coaches and caravans. The essential planning character of the land has not, however, materially changed.
5. Any reduction in activity between the cessation of the previous operator's business and the resumption of use by the Appellant was a temporary operational dormancy during a period of pandemic disruption and the administration and sale of the former proprietor's estate. It was not an abandonment of the planning use.
6. The use is confined to the existing hardstanding. No new buildings, structures, hardstanding, lighting or engineering works have been introduced, and no expansion onto previously undeveloped land has occurred.
7. No vehicle sales, repairs, servicing, valeting, dismantling, MOT testing or refuelling take place on the site. The use is one of managed vehicle storage only.
8. The Appellant respectfully invites the Inspector to allow the appeal and issue the certificate sought; or, in the alternative, to issue such certificate in narrower terms as the Inspector considers justified on the evidence.

Prepared by Planmore Design Architecture on behalf of the Appellant, Mr Ghulam Khan.