

Mr Dominic Croft



**Barnsley MBC
Development Management Section
Planning Department
PO Box 634
Barnsley
S70 9GG**

Dear Sir/Madam

**Re: Log Cabin and Associated Development,
off Sandybridge Lane, Shafton Barnsley.**

I am writing this letter with regard to the above-mentioned log cabin and associated development.

I am writing to you as part of an application for a Certificate of Lawful Development as I am the owner and developer of the land in question off Sandybridge Lane in Shafton, as shown on the attached plan.

In terms of the history of this land as I know it I can confirm the following, in terms of a time line for when the development on the site was carried out:

1. I bought the land on 18th August 2016 and soon afterwards I started work on the land, which included tidying up the trees, with some tree and vegetation removal and some tree pruning works as well. I then added some hard standing areas and dug the foundations for the log cabin to be brought onto the site.
2. Through 2018 I then built walls and prepared a base for the log cabin and on 11th October 2018 the log cabin that is now on the site was delivered to the site and built up and made habitable over the following week.
3. On 18th October 2018 myself and my family moved into the log cabin
4. In January 2019 the first of the outbuildings were erected adjacent to the log cabin, with foundations being dug and the main structural poles being concreted into the ground and cross members and corrugated steel sheets being added to create the walls of the outbuilding.
5. In June 2019 the second of the outbuildings was constructed in the same form as the first outbuilding

6. In November 2019 the stable building was erected in the field adjacent to the log cabin

7. In September 2020 the extension to the rear of the log cabin was started and this was actually built on site rather than being brought onto site in the same way as a completed log cabin type structure. It was substantially completed before the end of 2020.

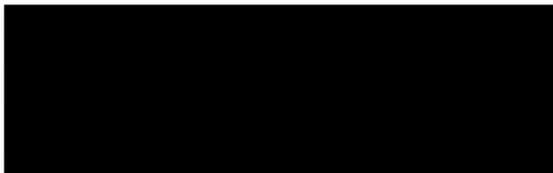
8. In January 2022 the block paving immediately adjacent to the log cabin was laid.

If the Council consider that a Signed Declaration is required to provide extra weight to this submission then please let me know and I will provide that for you. However, through the process of the recent Enforcement Notice Appeal relating to this site, where the appeal was upheld, the satellite photographs that the Council produced clearly shows that the timeline of events that I have set out above is correct and those dated photographs are attached as part of the evidence for this application.

I trust that this is sufficient information for your purposes, but if you require any additional information then please let me know.

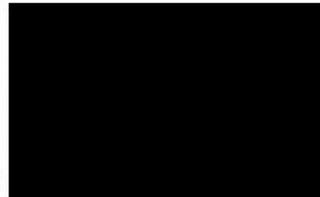
Yours Faithfully

Dominic Croft



10:04

VoLTE 86%



DATE: 10/05/2023

To Whom It May Concern:

I can confirm that Mr Dominic Croft has been living in a log cabin since October 2018
Located at: Sandybridge lane, shafton, Barnsley.

I visit Dominic Croft regularly.

If you wish to discuss anything further please contact me on the contact
information below.

Kind Regards


Company Director

 Telephone: 
Mobile: 



Doiteain Limited t/a Barnsley Gas Centre

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

To whom it may concern

I can confirm we have been making regular deliveries of 2 x 47kg propane cylinders to Dominic since October 2018. This has been to the log cabin situated on Sandybridge Lane, Shafton, Barnsley (opposite Rabbit Ings Country Park) for the purpose of domestic heating and cooking.

For any further details feel free to contact me on the business contact number above.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

**Simon Elliott Associates
Planning & Development Consultants**

**9, Farnaby Gardens, High Green,
Sheffield S35 4FZ**



01 June 2023
For the attention of Chris Byrne

**Our Ref: SEA/Sandybridge La
Your Ref: PCN Shafton**

Barnsley MBC
Planning & Building Control
Economic Regeneration
Place Directorate
PO Box 634
Barnsley S70 9GG

Dear Chris

Re: Log Cabin off Sandybridge Lane, Shafton, Barnsley.

I am writing to you as a follow up to the recently submitted response to a PCN that you recently served on Mr Dominic Croft relating to the above-mentioned development.

As you will see from the submitted information, the Log Cabin in question was brought onto the land on 11th October 1018 and began to be occupied by the land owner, Mr Croft later that month. I can confirm that according to the information that Mr Croft has produced, the cabin has continued to be occupied by himself and his family ever since.

As an independent witness, I can advise you that I was appointed to submit an appeal to The Planning Inspectorate against a Planning Investigation further down Sandybridge Lane on behalf of a Mr Luke Westmorland. I have checked my diary for 2019 and I can confirm that I visited that site on 22nd February 2019 and at the same time, I visited the 'Log Cabin' site as was asked to look at the site by Mr Croft's father for a possible development on the land immediately adjacent to the Log Cabin. I can confirm that the Log Cabin was definitely in place at that time. Whilst I was advised that it was occupied, I did not enter the building at that time.

I hope that this helps to provide additional assurance that the building has been in place now for well over 4 years and according to the corroborating evidence that it has been occupied for more than 4 years as well. I trust that the information that has been submitted to you thus far is sufficient for your purposes, and I look forward to hearing from you again regarding this matter in the near future.

Yours sincerely



Simon M Elliott – Dip URP

E-mail:



10:04

VoLTE 86%



jamie%20letter



EARTH TREE SERVICES

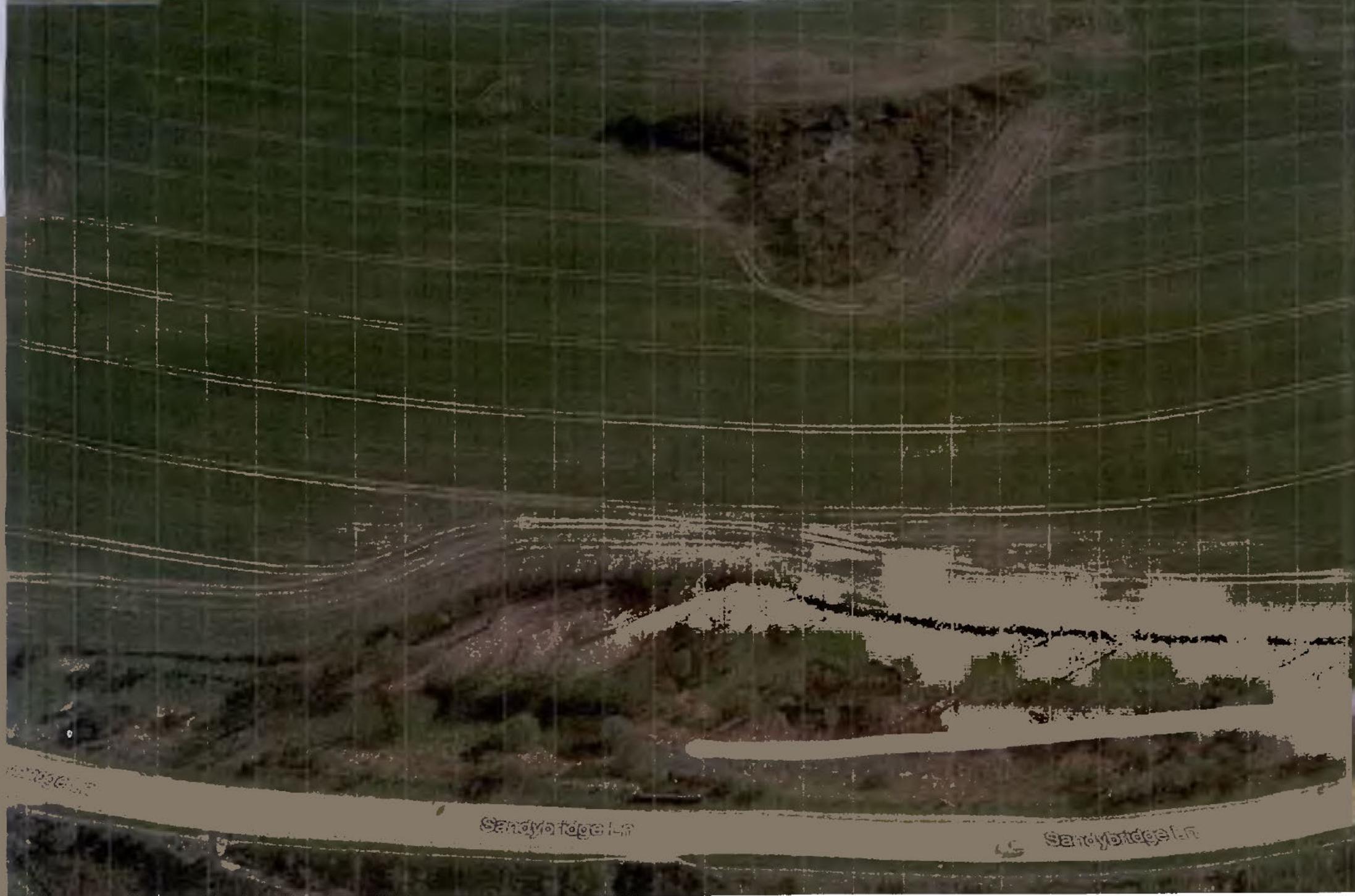
[REDACTED]

Dear sir/madam

I can confirm that Dominic craft has lived in the log cabin since October 2018. Location/ Sandy Bridge lane, Shafton, Bamsley I have visited at least once a week throughout this time. If you need any more information please call or email on the above contact details

[REDACTED]

Satellite Image Of The Log Cabin Site Dated April 2018



5/20/19

Satellite Image Of The Log Cabin Site Dated May 2019



Sandybridge Ln

Sandybridge Ln

4/2020

Satellite Image Of The Log Cabin Site Dated April 2020



Sandybridge Ln

Sandybridge Ln

Satellite Image Of The Log Cabin Site Dated April 2021

4/20/21
2021





11 October 2018 09:29

[Edit](#)

20181011_092917.jpg

/Internal storage/DCIM/Camera

Samsung SM-G950F

4.38 MB 1960x4032 8MP

F1.7 0.0ev 1/243 s 26mm ISO 40



11 October 2018 12:22

[Edit](#)

20181011_122231.jpg

/Internal storage/DCIM/Camera

Samsung SM-G950F

4.75 MB 4032x1960 8MP

F1.7 0.0ev 1/241 s 26mm ISO 40



**Simon Elliott Associates
Planning & Development Consultants**

**9, Farnaby Gardens, High Green,
Sheffield S35 4FZ**

02 April 2025

Our Ref: SEA/916/B

Barnsley MBC
Planning & Building Control
Economic Regeneration - Place Directorate
PO Box 634
Barnsley
S70 9GG

Dear Sir/Madam

**Re: Log Cabin off Sandybridge Lane, Shafton, Barnsley.
Proposed Certificate of Lawful Development.**

I am writing to you in connection with the above-mentioned development as I have been asked to submit an application for a Certificate of Lawful Development relating to the log cabin and associated development on the site.

The formal application is attached to this letter, together with a set of plans and elevations of the log cabin and a site layout plan showing the whole of the site as well as the relevant application fee.

As the Council is already aware, an Enforcement Notice was served against this development in July 2023, which required the removal of the buildings and associated development from the site. An appeal was submitted to the Planning Inspectorate against the Enforcement Notice and the appeal was allowed by the Inspector on 18 October 2024 and the Enforcement Notice was quashed.

The building that forms the main part of this residential property was brought onto the site in 2018 and the Council's own satellite images, that were submitted as part of their case to support the Enforcement Notice, clearly show when the different elements of development on this site were carried out.

The first of the satellite images shows no development in the site in April 2018. The second image shows the first part of the log cabin on the site in May 2019 and part of the adjacent land had been cleared.

The third image dated April 2020 shows the log cabin, the first and what looks like part of the adjacent outbuilding in place and a little bit more of the adjacent land cleared.

The fourth image dated April 2021 shows that the extension at the rear of the main log cabin has been added and that also remains in place.

In addition to the information referred to above we also have a number of letters confirming that the main log cabin was brought onto the site in October 2018, and photos of the cabin being dropped off on the site are also attached. The letters also confirm that the applicant and his family have been living in the log cabin continuously since October 2018, however, if it is considered that any additional supporting information is required please let me know.

It is considered that not only have the Council already accepted that this log cabin has been in existence and occupied for over 4 years but the supporting information that is attached clearly show that this residential property has been on the application site now for well in excess of 4 years and as such, this application for a Certificate of Lawful Development should be granted.

I trust that sufficient supporting information is attached to this application, but if you require any additional details then please let me know.

Yours faithfully

A solid black rectangular redaction box covering the signature of Simon M Elliott.

Simon M Elliott – Dip URP

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