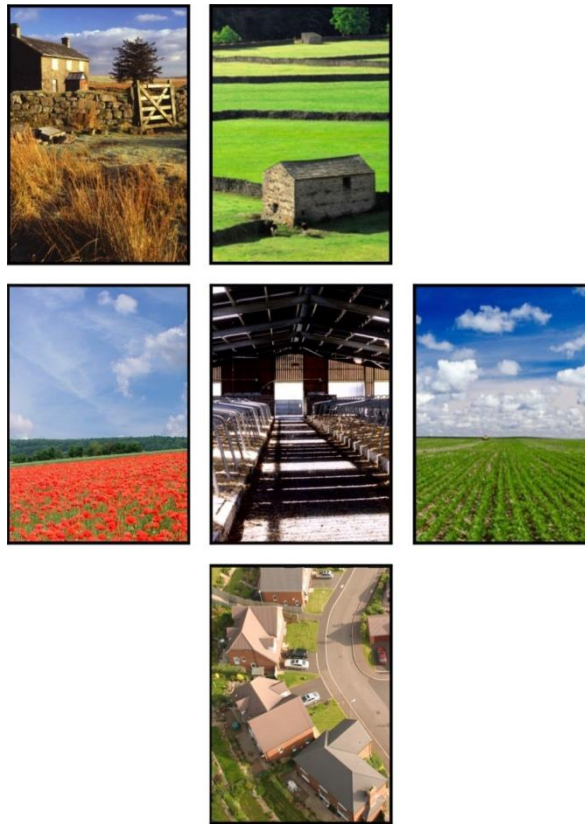


Supporting Information

for

CERTIFICATE OF LAWFULNESS APPLICATION REGARDING THE DWELLING AT ANCHOR FARM, ELMHIRST LANE, DODWORTH, BARNSELEY, S75 4LD



Prepared for:-

Mr L Haywood
Anchor Farm
Elmhirst Lane
Dodworth
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April 2018

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CERTIFICATE OF LAWFULNESS APPLICATION REGARDING THE DWELLING AT ANCHOR FARM, ELMHIRST LANE, DODWORTH, BARNSELEY, S75 4LD

Supporting Information

Submitted with this application are the following documents:-

- Statutory Declaration from Mr L Haywood;
- Statutory Declaration from Ms N McGuigan;
- A letter from Mr David Bailey;
- Barnsley Metropolitan District Council, Council Tax statements regarding the Council Tax payable for Anchor Farm; copy of Council Tax Summary showing liability from 27 September 2007 to the present April 2018.

The Evidence to Support the Certificate of Lawfulness

The application is submitted on the basis that the owners and occupiers of the property, Mr Haywood & Ms McGuigan, have been in breach on the occupancy condition for over 10 years. The occupancy condition (condition 4) of the 2005 planning consent (ref: B/05/0496/DO) states as follows:

The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in horse breeding, agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

The details regarding the property and its occupiers are as follows:

The dwelling known as Anchor Farm was granted planning consent in 13 July 2005.

1. Mr Haywood and Ms McGuigan acquired Anchor Farm in 1992. Initially they lived in a caravan at the farm from 13 March 1999, and as of then the property became their home.
2. The dwelling at the property is a house – planning permission was granted on 13 July 2005 and the house was built and watertight (roofed, doors and windows installed) by 24 December 2005 and was occupied by March 2006. The property comprises of the dwelling, grazing paddocks and associated buildings. The total land area of the property is circa 4 acres.
3. The property is occupied by Mr Haywood, his partner Nicola McGuigan and their three sons (Mr Jimmy-Lee Haywood [18], Master Sonny Haywood [10] and Master Tommy Haywood [7]). Mr Jimmy-Lee Haywood works with his father and is a director of Silkstone 4x4.
4. Mr Haywood farmed cattle, sheep and pigs at Anchor Farm prior to the foot and mouth outbreak in 2001. However, livestock movements were banned on 23rd February 2001 and thereafter the land area farmed and livestock kept were reduced. He currently keeps some poultry, i.e. Guinea Fowl, Chickens and Geese, on the farm.
5. Mr Haywood started breeding 'Dales Cobs' (pit pony type horses) in 2002 until May 2006. He had 15 brood mares and 1 stallion. The last foals were born in March, April, May and June 2007.
6. From March 2007 there were no equestrian sales from the holding. All of Mr

Haywood's breeding horses were stolen in November 2007. Consequently, the horse breeding activity at Anchor Farm ceased when the horses were stolen.

7. Mr Haywood has one old 20 year old brood mare and her two siblings as pets, none of which are used for breeding due to old age.
8. Mr Haywood has been involved in the motor trade for 30 years. In 2000 he rented a Land Rover garage at Penistone which ceased trading at the end of 2014. Eight Land Rovers were transferred to Anchor Farm from the garage at Penistone to create an internet sales business in 2015, which goes by the name 'Silkstone 4x4'. This business continues to operate from Anchor Farm.
9. In 2002, Mr Haywood also owned a Land Rover garage at Millhouses which ceased trading in 2011.
10. Following the construction of the house and agricultural buildings at Anchor Farm, Mr Haywood was left with a lot of locally sourced stone and architectural salvage. Consequently, He started the business 'Silkstone Reclamation' in July 2015, which trades in reclaimed stone. This business is registered to Anchor Farm but stock for sale is being moved to Cannon Hall Garden Centre.
11. Mr Haywood's main source of income since the farm land and livestock was reduced and the horse enterprise ceased has been from the motor trade business (i.e. Silkstone 4x4) at Anchor Farm, alongside income from Silkstone Reclamation.
12. Mr Haywood's common-law wife, Ms Nicola McGuigan is a housewife and mother of their three boys, two of whom are aged under 11 years old (born 17/07/07 and 08/02/11).
13. Alongside managing the family home Ms McGuigan is a part time administrator for Mr Haywood's businesses that he runs from Anchor Farm; Silkstone 4x4 and Silkstone Reclamation.
14. The dwelling at Anchor Farm has been occupied in breach of the occupancy condition since November 2007 - when horse breeding at the property ceased following the horses being stolen.