Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1051
Goringlee , Sproutes Lane, Coolham, West Sussex, RH13 8QH

DESCRIPTION:

Use of land and buildings for Equestrian uses including: Personal livery and training of competition and other horses, commercial livery and training, pony club branch headquarters and associated equestrian activities and commercial riding tuition. Use of part of a former stable building for a small dwelling. (Lawful Development Certificate - Existing).

RELEVANT PLANNING HISTORY:

DC/07/2607	Conversion of farm buildings to equestrian use (incorporating 16 x box stables, a tack room, drying room, office area and changing rooms) and new sand school	Application Permitted on 09.01.2008

SITE LOCATION:

This application relates to Goringlee, a landholding of approximately 28.5ha located to the north-west of Sproutes Lane and to the south-west of Coolham. The site comprises of several fields, and their respective field-boundaries, small parcels of woodland at the respective north-east and south-east, a tributary of the River Arun at its northernmost extent and a complex of buildings positioned towards the north-eastern extent of the site. The application site, as defined by the red outline on the submitted location plan, encompasses the entirety of the Goringlee holding.

SCOPE OF APPLICATION:

Section 191(4) of the Town and Country Planning Act 1990 states that:

"If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application…they shall issue a certificate to that effect; and in any other case they shall refuse the application."

F W Gabbitas v SSE and Newham LBC [1985] JPL 630 held that the applicant's own evidence does not need to be corroborated by "independent" evidence in order to be accepted. If the Local Planning Authority has no evidence of its own, or from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application; provided the Applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the "balance of probability".

The submitted application form, at section 8, describes the use, building and/or activity for which a certificate of lawfulness is sought as equestrian use / agricultural.

A previous existing certificate of lawfulness sought confirmation that the land has a use for equestrian/agricultural purposes. The application (DC/19/0834) was refused for the below reasons:

1. *On the basis of the submitted information it is not possible for the Local Planning Authority to discern with a sufficient degree of precision the use(s) of land/buildings for which a Certificate of Lawfulness is sought and which components of the application site respectively fall within those relevant use(s).*

2. *It has not been demonstrated to the satisfaction of the Local Planning Authority, on a balance of probabilities, that a breach of planning control consisting of the change of use of land to equestrian purposes commenced in excess of ten years previous to the date of this application such that no enforcement action can be pursued in respect of such development pursuant to S.191(2) of the Town and Country Planning Act 1990.*

A Certificate of Lawful Development Existing is now sought for the use of the land and buildings for Equestrian uses including: Personal livery and training of competition and other horses, commercial livery and training, pony club branch headquarters and associated equestrian activities and commercial riding tuition. Use of part of a former stable building for a small dwelling. Annotated plans have been provided to locate each use within the site.

PLANNING HISTORY

The application site has been subject of previous applications for the conversion of farm buildings to equestrian purposes.

Planning permission reference DC/07/2607 related to the conversion of farm buildings to equestrian use, including 16 x box stables, a tack room, drying room, office area, changing rooms, and sand school. This permission was subject of conditions restricting the use of the development to private and ancillary purposes as follows:

4 *The stables and sand school hereby permitted shall not be used for commercial purposes or in connection with any form of riding establishment.*

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with policy DC29 of the Horsham District Local Development Framework: General Development Control Policies (2007).

6 *The stables and sand school hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Goringlee.*

Reason: The use of this accommodation as an independent unit would be contrary to Policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007).

Planning permission reference DC/19/2486 related to retrospective permission for the retention of a horse walker. This is subject of condition 2 which states:

2 ***Regulatory Condition****: The horse walker hereby permitted shall not be used for commercial purposes or in connection with any form of riding or livery establishment.*

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

THE EVIDENCE:

The submitted evidence:

1) Signed statement of Suzanne Kay Coombe-Tennant dated 3rd of July 2024.

The signed statement of Suzanne Coombe-Tennant dated 3rd of July 2024 includes information on the equestrian use of the site.

The statement includes information on the use of the property in July 2013 where the applicant confirms they observed the keeping of polo horses, training of the horses, and playing of polo. It also states that:

"Since purchasing the property we have continuously used the property for equestrian purposes. In particular the land and buildings are used for the following purposes and activities:

a) The keeping and training of our own competition horses.

b) The keeping and training of other people horses.

c) The holding of show jumping, dressage, cross country and 'equestrian games' training, rallies and events.

d) The grazing of horses and ponies owned by us and others."

The statement also includes the starting dates of January and March 2014 for the beginning of commercial clinics at the site. In addition, a date was given of May 2024 for the beginning of pony club rallies.

The statement goes on further to detail the infrastructure and land use at the site, these appear to match the plans provided. No dates are given individually for this.

The use of the arena is also clarified further with those who use it set out. This includes for family and liveries on a daily basis; visiting friends on a once/twice a week basis; pony club training and events on a once/twice a week basis during the summer months and once/twice a month during the winter months; and pony club and other commercial tuition by the Applicant's son and a visiting instructor.

It confirms that the arena flood lights are not used for commercial lessons and all arena lessons take place in daylight hours.

In terms of Pony Club and commercial tuition in the arena, Show Field, and on the cross-country course, the tuition is provided by professional riding instructors as follows:

- Commercial lessons are given by an instructor (1) at weekends.
- Instructor (2) teaches staff, external clients, the applicants horses and teaches at rallies and camps.
- Instructor (3) holds weekly riding clinics, spread over two days, usually with four lessons each day.
- Instructor (4) holds flatwork and dressage clinics once a week for up to 5 horses at a time.
- Instructor (5) holds show jumping and flatwork clinics and lessons once a month for up to 5 horses.
- Instructor (6) holds two day clinics a year, occasionally horses stay overnight, these cater for 35 children and their ponies.
- Instructor (7) holds rallies throughout the year for Pony Club and non Pony Club Members. This can be twice weekly in the summer and once every four weeks in the winter.
- Five other Pony Club Instructors also teach at rallies.

The Statement outlines that the commercial clinics started in January 2014.

During the winter months, the Statement outlines that all pony club and commercial riding takes place in the arena. Any rider tuition without horses and ponies during this period takes place in building 8 or 19. In the summer months, the arena is widely used, but rallies, lessons, and camps also take

place in fields 30, 31, 32, 34, 35, and 36. There are between 50 and 60 cross country jumps permanently placed around these fields, with some being replaced as required throughout the year. Show jumps are placed in field 36 as soon as the ground is suitable for riding on and a dressage arena is marked out with boards.

The statement includes information on the rallies held. These are 2-3 hours long and are held every Wednesday from May. The first of these events is stated to be from May 2014. These rallies cater for between 10-30 riders and taught by 3-4 or a suitable number of professional instructors. Additional rallies are stated to occur in the school holidays. Pony camps are also held and these last for 3-4 days and up to 50 children and their ponies attend each day between 09:30 and 16:30. Five day senior camps are also held for up to 24 riders. Mobile stables are erected in field 30 and the riders sleep in tents set out in the garden. Some of the instructors remain on site in tents/campervans, along with helpers.

The show jumping course is also available for private hire to Pony Club Members.

The site also hosts the annual Lord Leaconfield Junior Show and a Pony Club show at Goringlee. Other event competitions are also held at the site, including the area show jumping competition, one day event competitions with on twice a year for young riders.

Building 3 is used for commercial livery operated on a tenancy basis. Building 7 comprises a small dwelling that is currently unoccupied. Building 19 is occupied by horses owned by the Applicant's family and others on a commercial basis. Since May 2014 there have been up to 4 liveries in this building. The other stables are used by the Applicant or left vacant.

2) Letter from the joint District Commissioner for the Lord Leconfield Pony Club dated 6th of July 2024.
   - Includes the date of November 2013 as the date the branch base was moved to Goringlee, including the branch's jump trailers and other equipment.
   - Pony club organisation, official bank address, meeting, shows, rallies, lessons, non-ridden tuition and storage have occurred there since the move.

3) Photos submitted by the agent showing jumps and activities. Only one date is shown 25th of October 2024.

4) Letter from a customer of the site
   - Confirming they attended a dressage lesson at Goringlee in Spring 2015.
   - In 2019/2020 after putting their horse in a professional rider's yard their horse attended one or two of the lessons held at Goringlee.

5) Letter from Freelance Instructor dated 3rd of July 2024
   - Confirmed they have been teaching and training the family and their horses at the site since February 2014.
   - They teach private clients at the site on an almost weekly basis.

6) Letter from an instructor at the site
   - Confirms they have been teaching rallies on a weekly basis at Goringlee since February 2014.
   - Confirms they have been teaching private clients and used the facilities at the site since April 2014.

7) Set of photos of building 7

   - States that "The dwelling in building 7 was in use as a dwelling when the applicants moved into the property. They have used it occasionally as a dwelling, but for much of the time, as now, it is unused."
   - Provides external photos of the building.

8) Planning Statement

- Aerial photos from June 2013, August 2013, October 2015, August 2018, April 2020, March 2022, July 2022 and March 2024 have been provided. These show cross country jumps, show jumping, dressage and warm up jumping area.
- The Planning Statement includes information on the use of the equine activities at the site stating that as the pony Club's base the site is "*It is where all equipment is stored and maintained and where pony club meetings and organising takes place. Ridden and non-ridden education is provided, along with rallies and shows/events. The equine activities include flat work, dressage, show jumping, cross country, fitness training and Prince Philips Cup training. Non riding tuition includes things like horse and pony welfare, and road safety. Two of the fields are used for regular hay crops and parts of others are used occasionally for hay crops. The hay is used to feed their own and liveried horses and ponies. "*
- "Several local professional instructors use the sand school to provide individual and group lessons and some of them also teach at pony club events."
- In relation to the dwelling it also states that: "*The dwelling in building 7 was in use as a dwelling when the applicants moved into the property. They have used it occasionally as a dwelling, but for much of the time, as now, it is vacant."*

9) Email from Planning Agent

- The email states that that the Pony Club meetings and storage began in January 2014, the first camps in July 2014 and a pony club residential camp was run in 2015. The first junior show is stated to have begun on the 31st of May 2014 and held every year since.

<u>The Council's Own Evidence:</u>

- Application plans and documents accompanying ref: DC/19/0834
- Site visit photos from 08.07.2019;
- Application plans and documents accompanying ref: DC/19/2486
- Application plans and documents accompanying ref: DC/15/0617
- Site visit photography from 21.07.2015
- Application plans and documents accompanying ref: DC/08/0607
- Application plans and documents accompanying ref: DC/07/2607
- Application plans and documents accompanying ref: SP/23/00

Revenues

- The inspector has been asked to visit the site.
- A non-domestic property used to be located in Sproutes Lane, this was removed in 2011.
- The property was submitted for rating in 2011 and was returned as non rateable.

<u>Third Party Evidence</u>

- Seven objections have been made to the application.
  - There has been an increase in traffic at the site in the last three years with an increase in larger heavy transporters for horses.
  - The use of the site as commercial would have a detrimental impact on general amenity, highway access and parking and would be overdevelopment.
  - The use of the site before the current owners for Polo Horse training was personal not commercial.
  - The representations understood the Pony Club would use the site and did not believe that the site would be used frequently.
  - The Pony Club activities have become increasingly frequent as noted through additional traffic.
- One response raises no concerns about the sites impact on them and were aware of the activity on the site.

- One response confirms the Pony Club have always used the premises for rallies throughout the year, mainly the site is used for personal use and there are clinics at the site.
- The erection of two dwellings is incorrect.

Response from Parish Council

Members voted to object to the application as (a) it was an overdevelopment of a rural site that had a previous application condition prohibiting commercial use (b) insufficient evidence had been presented to support the commercial activity on the site (c) the access road is too narrow for commercial operations and (d) the application mixes both domestic and commercial aspects and the proposals should be split with separate applications made.

PLANNING ASSESSMENT

S.191(2) of the Town and Country Planning Act 1990 (TCPA 1990) provides that "for the purposes of this Act uses and operations are lawful at any time if-

a.) no enforcement action may be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and
b.) they do not constitute a contravention of any of the requirements of any of the requirements of any enforcement notice then in force."

No part of the Goringlee holding is subject of an enforcement notice, accordingly this application stands to be considered against S.191(2)(a).

S.171 of the TCPA 1990 defines relevant time-limits for enforcement action. S.171B(3) concerns any breach of planning control other than the carrying out of physical operations (S.171B(1)) or the change of use of any building to use as a single dwellinghouse (S.171B(2)), and confirms that no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.

S.191(4) of the TCPA 1990 confirms that if an Authority is provided with information satisfying itself of the lawfulness of matters described in an application made pursuant to S.191 at the time of the application, or a description as modified or substituted by it, they shall issue a certificate to that effect, and in any other case shall refuse the application.

S.191(5) of the TCPA 1990 confirms that any certificate issued pursuant to S.191 must, *inter alia,* specify the land to which it relates and describe the matters subject of the applications in question.

Paragraph 005 to the relevant Planning Practice Guidance1 confirms that an application for a Lawful Development Certificate must describe precisely what is being applied for (not simply the use class) and the land to which the application relates. Without sufficient or precise information, a Local Planning Authority may be justified in refusing a certificate. The accompanying text to S.8 of the standard application form invites an application to fully describe each use of land for which a certificate of lawfulness is sought, and state which part of the land the use relates to.

Paragraph 006 to the Planning Practice Guidance confirms that the applicant is responsible for providing sufficient information to support an application, though, that an Authority may canvass evidence if it wishes and must share any relevant evidence held by the Authority in advance of a determination. In relation to a S.191 application if an Authority has no evidence itself, or from others, to otherwise contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicants evidence is sufficiently precise and unambiguous to justify the grant of a certificate on a balance of probabilities.

The application seeks a Certificate of Lawful Development Existing for the use of the land and building for equestrian purposes including:

- Personal Livery and Training of competition horses and other horses
- Commercial Livery and Training

- Pony Club Activities
- Commercial Riding Tuition
- Dwelling

Personal Livery and Training

The Sworn Statement outlines that the property has been used for equestrian purposes since prior to the Applicant's purchase of the property. The Applicant observed the keeping of polo horses, training of the horses, and playing of polo, and since purchasing the property, has used the land and buildings for the keeping and training of their own competition horses, the keeping and training of other people's horses, and the grazing of horses and ponies owned by the Applicant and others.

The submitted Block Plans reference EL/2024/01 and EL/2024/02 have annotated the buildings and land. It is noted that a number of the buildings are annotated for domestic purposes including as follows:

- Building 4: Tack Room and Domestic Gym
- Building 5: Domestic Storage
- Building 8: Ancillary Domestic Use
- Building 12: Domestic Garage and Office
- Building 14: Domestic Store
- Building 17: Domestic/Equestrian Store
- Building 18: Domestic/Equestrian Store

No evidence has been provided to indicate that these buildings have been used for commercial purposes, and it is therefore assumed that the use of these buildings are for private ancillary purposes in connection with the dwelling known as Goringlee.

Several other buildings are annotated on the plans, where these have not been referenced for any commercial purpose within the supporting information, including the Sworn Statement. It is noted that some of these buildings are annotated as Pony Club use, where the Planning Statement outlines that the site as a whole is used to store equipment and hold and organise meetings, rallies, and shows/events. However, no detailed evidence has been provided to demonstrate this. Other buildings, including those annotated as "Log Store" and "Tractor Shed" have not been referenced for commercial purposes, and no detailed evidence has been provided to indicate that these are used in association with the commercial activities, including Pony Club activities, on the site. It has not therefore been demonstrated on the balance of probability that these buildings have been in use for commercial purposes for a period in excess of 10 years from the date of the application. This includes, as annotated on the plan:

- Building 6: Stable
- Building 9: Pony Club Store
- Building 10: Log Store
- Building 11: Pony Club Store
- Building 13: Pony Club
- Building 16: Tractor Shed

Commercial Livery

In reference to the Commercial Livery, the Sworn Statement outlines that Building 3 is used for commercial livery and operated on a tenancy basis. No detailed evidence has been provided in respect of the commercial livery activities, with no Tenancy Agreements or rental invoices provided. Whilst the reference made within the Sworn Statement is noted, there is no other evidence available to support the assertion of commercial livery. It is not therefore considered that the evidence has demonstrated on the balance of probability that Building 3 has been used as a commercial livery for a period in excess of 10 years from the date of the application.

Commercial Instruction and Pony Club Activities

The Planning Statement outlines that the buildings and land, including the sand school, have been used for the purposes of commercial instruction. The Planning Statement includes aerial photographs, albeit

that no dates have been provided on the photograph. The Planning Statement does however reference various dates between 2013 and 2024. It is stated that these photographs evidence show and cross country jumps in the fields, along with dressage arena, warm up area, and holding pens.

The submitted Block Plans reference EL/2024/01 and EL/202/02 make reference to the buildings and fields, referring to the fields as 30, 31, 32, 33, 34, 35, and 36. It is indicated that these are used as cross country course and show field used for show jumping, dressage training, and pony club shows and camps.

The Google Earth images from June 2013 show the site laid to fields, with enclosures located in the western field (referred to as 34 on the annotated Block Plan). The field to the north (annotated as 30 on the annotated Block Plan) appears to be fenced to paddocks, with several horses located within this section of the site. The remaining fields appear to be retained as agricultural, with several horse trailers and cars parked on the hardstanding to the south and west of the main stable building (annotated as 19 on the Block Plan). The Google Earth image dated August 2013 appear the same as that shown in the preceding aerial. The Google Earth image dated April 2015 does not appear to show any horses within the enclosed fields, albeit that the northern field includes paddock enclosures. The September 2015 image shows a number of jumps within the northern field (annotated as 30 on the annotated Block Plan) with the land also divided into smaller paddock enclosures. A number of jumps are located within the southern field (annotated as 36 on the Block Plan) with livestock appearing to be grazed on the western field (annotated as 32). The Google Earth image dated August 2018 shows jumps within the southern and northern fields (annotated as 30, 34, and 36 on the Block Plan) with smaller arenas as plotted within field 36. Field 32 seems to be laid to agriculture, along with the northern field 31. The April 2020 image shows several jumps within fields 30 and 34, with field 30 divided into smaller paddocks. The remainder of the fields appear to be laid to agriculture. The Google Earth images dated February 2021 and March 2022 shows the same layout as the preceding image. The image dated July 2022 shows several jumps and arena enclosures within field 36, albeit that part of this field appears to have been harvested. Field 32 appears to also have been harvested, with field 31 harvested to some form of track. The March 2024 image shows several jumps within field 34, with the northern field annotated as 30 comprising several small enclosures.

The Google Earth images appear to show that the fields annotated as 30, 34, and 36 have been used for equestrian purposes since 2013, with evidence of jumps and small arenas within these spaces. The Sworn Statement outlines that the tuition and Pony Club activities have taken place on the show field (annotated as 36 on the Block Plan) and the cross country course (annotated as fields 30, 31, 32, and 33 on the Block Plan). The Sworn Statement references a number of instructors who utilise these spaces for the stated purpose, with these comprising commercial lessons across the week and across the winter and summer months. Other activities taking place on this land include rallies, lessons, and camps which range in duration between 2-3 hours on an evening and across multiple days.

While it is recognised that the evidence through the Google Earth images suggest that equestrian activities have taken place in fields 30, 34, and 36, no specific evidence has been provided to demonstrate that these activities have been commercial in nature. It is acknowledged that the Sworn Statement suggests that these fields have been used for Pony Club activities, but this has not been corroborated by supporting evidence. The evidence is therefore considered imprecise and ambiguous in this regard.

The remaining fields as referenced on the annotated Block Plan, namely 31, 32, and 35, do not appear to have been continuously used for the purpose of the equestrian activities as suggested within the Planning Statement, where there are periods of agricultural use evident. It is not therefore considered that the evidence is sufficiently precise or unambiguous to demonstrate on the balance of probability that these fields have been used for commercial equestrian purposes continuously for a period in excess of 10 years from the date of the application.

The Planning Statement outlines that the land and buildings have been used for commercial equestrian use and Pony Club equestrian use. It is outlined that the Pony Club is a registered charity designed to provide training and education for riders and horses, where membership and attendance at events is not free of charge. An annual subscription is payable, and fees are charged for all ridden training and events. The branch Pony Club officials are not paid for any of their work and the Applicant is not paid for providing

the property for Pony Club use. Instructors are employed and paid for by the Pony Club, and a fee is charged for visiting instructors who are not there for Pony Club reasons.

The Sworn Statement outlines that commercial instruction and Pony Club activities take place in Building 8 or 19 during the winter months, with Building 19 occupied by horses owned by the Applicant's family and others on a commercial basis. The annotated Block Plan states that Building 19 contains 20 stalls, 2no. tack rooms, feed rooms, washing down area, kitchen, w.c, and rug room. It is however noted that Building 8 is annotated on the Block Plan as ancillary domestic store.

Building 19 was approved under planning permission reference DC/07/2607 on 09.01.2008. This was subject of conditions 4 and 6 which states:

"4 The stables and sand school hereby permitted shall not be used for commercial purposes or in connection with any form of riding establishment.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with policy DC29 of the Horsham District Local Development Framework: General Development Control Policies (2007)."

"6 The stables and sand school hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Goringlee.

Reason: The use of this accommodation as an independent unit would be contrary to Policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007)."

This restricted the use of building 19 to domestic use only and ancillary to the residential use of the dwelling known as Goringlee. The presence of the condition requires the applicant to demonstrate that the use of the building for commercial purposes commenced and has been continuous over a 10 year period. Whilst it is recognised that the Sworn Statement suggests this building has been used for livery and use by the Pony Club, no detailed evidence to support this has been provided. No date logs or photographs have been provided, nor have invoices or receipts. It would be anticipated that a commercial use could be evidenced through such information. Whilst it is recognised that the Sworn Statement suggests the building has been used for a variety of commercial uses, there remains an ambiguity and lack of preciseness in this regard. It is not therefore considered that the evidence is sufficiently precise or unambiguous to demonstrate on the balance of probability that the building has been used for commercial equestrian purposes continuously for a period in excess of 10 years from the date of the application.

Conclusion

It has not been demonstrated to the satisfaction of the Local Planning Authority that the land and buildings contained within the red line have been used for private and commercial equestrian purposes for a period in excess of ten years from the date of the application. The Certificate is therefore recommended for refusal.

Recommendation: Application Refused

1. It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability buildings 3, 4, 5, 6, 8, 9, 10,11,12,13,14,16,17,18, and 19 as annotated on the submitted plan have been used for commercial equestrian purposes including pony club activities for a period in excess of 10 years.

2. It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability fields 31, 32 and 35 as annotated on the submitted plan have been used for commercial equestrian purposes including pony club activities for a period in excess of 10 years.

3. It has not been demonstrated to the satisfaction of the Local Planning Authority that fields 31, 32, and 35 as annotated on the submitted plan have been used for equestrian purposes of any kind for a period in excess of ten years from the date of the application.

4. It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability building 7 as annotated on the submitted plan has been used as an independent and self contained dwellinghouse for a period in excess of four years from the date of the application.

5. It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability the sandschool/arena as annotated on the submitted plan has been used for private and commercial equestrian purposes including pony club activities, for a period in excess of ten years from the date of the application.

6. The horse walker as annotated 21 on the submitted plan is subject of condition 2 of planning approval of DC/19/2486. It has not been demonstrated that a breach of condition has taken place for a period in excess of 10 years from the date of the relevant permission.

DELEGATED

Case Officer sign/initial Alice Johnson Date: 25/02/2025

Authorising Officer sign/initial Tamara Dale Date: 28/02/2025