

**Randal Carr Farm**  
**Chapel Road**  
**Whaley Bridge**

**Certificate of Lawfulness**  
**Supporting Document**

Randal Carr Farm lies towards the east of Whaley Bridge and is sandwiched between the B4570 to the North and Randall Carr Brook to the South at coordinates 53.31 , -1.97.

The land has been in the ownership of the Hague family for many years, originally it was an agricultural smallholding, but since circa 2005 it has been also used by its current owner, by Mr Darren Hague, the Applicant, as a base for his business of Ground Worker and General Builder

The area of land for use in connection with the business does not relate to the whole of the land owned by Mr Hague but is defined by the re outline on the attached drawing.

Photographic evidence of the land in use for the parking of his Transit Van (More latterly a Flat Back Truck) his excavator(s) and his trailer used to transport the Excavator(s) are attached to this application Dates of the photographs are noted and if required the original, digital files can be supplied to confirm the dates.

In addition to the photographs Mr Hague is currently collecting written statements from people who will confirm that he has been using the land for this purpose for many years. These will be forwarded to the authority in due course.

**Current Position**

A number of buildings, mainly timber, which have been present in one form or another for many years lie to the south of the site, on the north bank of Randal Carr Brook and are used solely in connection with agricultural activity. A further agricultural shelter sits currently sits opposite these buildings, it is an open sided, portable building which is used as a winter refuge for sheep. This all Permitted Development

At the extreme east end of the land lies a more recently constructed timber shed. This was erected during the Covid Pandemic and used during this period by Mr Hague as somewhere to shelter, in isolation, whilst being able to tend to his various animals. The shed has more recently been repurposed as a Goat Shelter. Permission to retain this building as an agricultural shed will be the subject of a separate application.

Mr Hague has recently introduced a few containers, one to replace an old caravan that the was used as an office and shelter used in connection with his business the others relating to his recent granting of a Waste Carriers Licence for his 7.5 Tonne Flat Back. It is appreciated that these are subject to planning consent and once the issue of Lawful Use is resolved an appropriate application will be lodged

Finally there are piles of materials on the site. This is mainly stone, brick, broken concrete etc. which Mr Hague is currently stockpiling for use as filling to Gabion Baskets, which he is installing along the north bank of Randal Carr Brook. The north bank is the outside edge of a large bend in the river, making this bank susceptible to erosion, especially as the south bank tends to rise quite steeply and is substantially higher than the north side. The Canal & River Trust are aware and supportive of this activity.

The other material is generally old windows and doors etc. plus material generated by the reconstruction of a number of the buildings along the north bank as referred to in paragraph 3, as well as some old abandoned farm machinery. Mr Hague is currently in the process of removing all of this from site and disposing of it to tip.