IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT1'

Referred to in the WITNESS STATEMENT OF RICHARD JOHN TILLYER

Dated 27 June 2019

On behalf of	Applicant
Date	20 March 2018
Statement No.	1
Exhibit	RJT1 to RJT15
Deponent	Richard John Tillyer

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

WITNESS STATEMENT OF RICHARD JOHN TILLYER

I, **RICHARD JOHN TILLYER**, of 2 Mill Lane, Horton, Slough, SL3 9PA 33 **WILL SAY AS FOLLOWS**:-

1. I am the Applicant in this matter and I make this statement in support of my application for a Lawful Development Certificate in respect of land situated at Trout Lane, West Drayton, Middlesex, UB7 7RT.

2. I confirm that the facts stated in this statement are, unless indicated otherwise, within my own knowledge and are true. Where matters are not within my own knowledge they are true to the best of my knowledge, information and belief.

3. I am the registered owner of each of the following adjoining plots of land:-

(i) 1, 2 and 3 Trout Meadow Cottages, Trout Lane, Yiewsley
Title number: MX151803

(ii) The site of the Trout Public House, Frogmore Green, Yiewsley
Title number NGL47779

(iii) Land on the North east side of Trout Lane, Yiewsley, West Drayton.
Title number AGL2301

4. There is now shown to me and produced marked Exhibit 'RJT1' true copies of the Register Extract and copy of the Title Plan in respect of each of the above properties demonstrating my ownership. I shall refer, save where specifically necessary to all of the land above collectively, as 'the site'.

5. In addition to the site above I was also the owner of land on the north side of Trout Road, West Drayton, Title Number AGL95441, which was acquired by the Environment Agency as part of the Lower Colne Improvement Scheme – Trout Lane. The purpose of this acquisition was to construct a Flood Carrier for the benefit of the surrounding land in the area of Trout Lane and West Drayton and to remove the same from flood risk. Due to the 'betterment' of the site my claim for compensation for land loss and expenses was rejected on the basis that the value of the residue of my property (ie the site) would have increased to a greater extent than the value of the land that I lost to the scheme. In addition the Environment Agency, having confirmed that the site was no longer within the floodplain, withdrew their objections to my planning application to install tennis courts, a clubhouse and parking facilities, on the site. There is now produced and

shown to me marked exhibit 'RJT2' true copies of the Register Extract, Title Plan correspondence from the Environment Agency and the final grant of Planning Permission (Planning No. 49763A/96/1746), in relation to this matter.

6. Unfortunately, although, the development of the site for tennis courts was started, lack of sufficient funds has prevented the completion.

7. **BACKGROUND/INTRODUCTION**

7.1 To assist in this application there is now produced and shown to me marked exhibit 'RJT3' a true copy of a plan of the site.

(i) The full extent of the site is edged in red.

(ii) 1, 2 and 3 Trout Meadow Cottages, Trout Lane, Yiewsley (Title number: MX151803) is edged in yellow.

(iii) The site of the Trout Public House, Frogmore Green, Yiewsley (Title number NGL47779) is edged in blue.

(iv) Land on the North east side of Trout Lane, Yiewsley, West Drayton (Title number AGL2301) is edged in green.

7.2 **1, 2 and 3 Trout Meadow Cottages, Trout Lane, Yiewsley (Title number: MX151803) edged in yellow**

7.3 I originally purchased a half share of the yellow edged land from Mr Edward Holloway, Mrs Rita Joan Mersh inherited a half share of the land from her father, Edward Leonard Holloway, in around April 1973. Mrs Rita Joan Mersh was born in Meadow Cottage in 1934 and lived there until August 2016 when due to her age

and health condition she moved to Norfolk with her son, Darren Tillyer. This was following a number of attempts to obtain planning permission for a small rear extension to the cottage which would have assisted her everyday living. However, the planning applications were refused and as a consequence, in August 2016, I purchased Mrs Rita Joan Mersh's half share in the land to provide her with the funds to buy her own new home.

7.4 Mrs Rita Joan Mersh was my father's (Ronald Tillyer) partner and they lived at Meadow Cottage and worked at the site, together with their son (Darren Tillyer). There is now produced and shown to me marked exhibit 'RJT4' a true copy of a statement that Mrs Rita Joan Mersh made before Martin Murray & Associates Solicitors on 21 July 2016 setting out her knowledge of the businesses that operated on the site.

7.5 There is now produced and shown to me marked exhibit 'RJT5' a true copy of a statement that Darren Tillyer made before Martin Murray & Associates Solicitors on 21 July 2016 setting out his knowledge and involvement of the businesses that operated on the site.

7.6 Further in respect of the yellow land a number of Enforcement Notices were served in 1975 which culminated in an appeal hearing and an Application for a Certificate of Established Use. There is now shown to me marked exhibit 'RJT6' a true copy of the decision of the Inspector (L Dearden JP Barrister FIAAS FIPHE).

7.7 **The site of the Trout Public House, Frogmore Green, Yiewsley (Title number NGL47779) edged in blue**

7.8 On 11 March 1975 I purchased the freehold title to the site area edged in blue.

7.9 This area had previously been the site of the 'Trout and Chequers' Public House which was demolished circa 1940's. The land was occupied under a lease by the

Anglo Swiss Screw Company who, pursuant to temporary planning permission used the area as a car park for its employees until 1975. The planning permission had in fact expired on the 31st July 1966 and was never renewed.

7.10 Upon purchasing the site, in 1975, I levelled the surface area and used it for the parking of vehicles awaiting repair or insurance assessment. This was in respect of my motor repair/breaking and metal fabrication business, Dawley Motors, that operated from a site in Hayes, Middlesex.

7.11 In around July 1978 the London Borough of Hillingdon served an enforcement notice requiring the cessation of the storage of motor vehicles. A public inquiry was held on 4th and 5th of October 1981, I was found to have failed to comply with the notice as the storage of cars had not ceased.

7.11 In December 1984 I formed a company called Agentease Ltd (company registration no. 01874195), using the area edged in blue for the storage and trading in building materials and steel fabrication. In August 1994 I opened a further company called Construction and Fabrication Ltd (company registration no 2959286), to deal with the increasing steel work, which again took place on the site.

7.12 Agentease Ltd was closed in February 2003 and Construction and Fabrication Ltd closed in July 2000, however since then I have continued the same work trading in my own name on the site.

7.13 In 1993, due to the site/yard in Hayes, Middlesex being redeveloped (now Stockley Park) it was necessary to relocate all of the business materials of Dawley Motors and the metal fabrication that operated from that site. Consequently, I moved all of the equipment and goods to the site edged in blue. This included a Coles mobile crane which remains on site.

7.14 Having relocated the business a telephone line was installed on the site on 31 August 1994 and remains to date; a port-a-cabin office was installed on 27 February 1995 and remains to date. All postal deliveries are made to the port-a-cabin office on the blue edged land.

7.15 On 23 January 1996 the London Borough of Hillingdon served a planning contravention notice upon me in respect of the siting of a portable building on the blue edged land. The building was erected in conjunction with the reprocessing occurring across the road on land owned by others and was used to supervise vehicle movement from that site. The building was sold and removed before the twenty eight days provided for the notice had expired. The building was replaced by a covered wood store and a paint store container in conjunction with our use of the site. No further action resulted.

7.16 The blue edged area is used for storage which includes a variety of building materials including pipe work, paint, electrical goods, architectural salvage etc. some items which are valuable or which need protection from the elements are kept in storage containers which have been on the site since 1990

7.17 There is now shown to me and produced marked exhibit 'RJT7' a number of photographs of the equipment and materials currently on the site.

7.18 On the blue edged area I have also produced bespoke metal goods by cutting and bending metal and thus fabricating the ordered product through welding and bolting from the early 1990s to the present date. This work mainly through Agentease Ltd and Construction and Fabrication Ltd who were engaged in steel fabrication, snagging, factory maintenance and plant repair. This work was carried out both on the land edged in blue and on various sites including Horton Parish Council Church and maintenance, London Borough of Ealing

Ladenalls Ltd warehouse, B.L Services H.M.L airport services, DEVS services American embassy, Windsor Castle, British Airways Association Cargo, W.S.E Pat

Gunning, Reading Football Club Natural History Museum, Hayes Car Spares, Brightwise Ltd, Coca Cola factory.

7.19 Additionally, the blue area is used for the maintenance and repair of plant and equipment, especially those items needing welding or similar repairs.

7.20 Following the closure of the companies I mainly stopped outside site work, carrying out welding and fabrication work on site, and operating from the blue land on a supply basis only. I continued to buy and sell building materials and repair plant on the blue land as before.

7.21 Diaries

Ever since I started work from the blue edged land I have kept a daily office diary. I attach true copies of my working diaries from 2004 to 2017 marked exhibit 'RJT8'. These demonstrate and evidence the business activities that have been carried out on the blue edged land and the fact that throughout that time they have been continuous.

7.22 Insurance

I attach true copies of Insurance Policy Schedules from 2004 to 2017 (current) marked exhibit 'RJT9'demonstrating the insurance of 'The Industrial Units situate at 1 – 3 Meadow Cottages, being Units 1 to 7 (including the toilet block adjacent to Unit 7 in addition to the Mechanical Plant Store).

7.23 Rates

I attach true copies of the National Non-Domestic Rate Bill (for each area of land as set out in paragraph 3 above, from 1 April 2004 to 31 March 2018 marked exhibit 'RJT10'.

7.24 Aerial Photographs

I attach true copies of aerial photographs of the site from 2006 – onwards) marked exhibit 'RJT11', demonstrating the continuous storage and workshops.

7.25 Accounts

I attach true copies of my accounts in respect of my business operated from the site from 2006 to 2017 (current) marked exhibit 'RJT12'

7.26 Cash Books

I attach true copies of my 'Cash Books' marked exhibit 'RJT13', covering the period from 2006 to date in respect of the rental received for the Units 5,6 and 7 demonstrating the continuous use.

7.27 Receipts/orders/delivery notes

I attach true copies of receipts/orders/delivery notes (including Paypal payments and ebay purchases) marked exhibit 'RJT14' from 2006 to 2018 (current).

8. Previous Application for Certificate of Lawfulness

8.1 Under Planning Application reference number 30276/APP/2006/3485 I applied for a Certificate of Lawfulness for an existing use or operation or activity in breach of planning condition in respect of the Land at 1-3 Meadow Cottages (ie the site) for:-

> "use of land for metal fabrication, maintenance of plant and equipment and as a builders yard with the storage of building materials, architectural salvage and ancillary office."

Although this application was refused on 2 February 2007 (on the basis that continuous use had not been demonstrated), there has been no Enforcement Notice Proceedings in respect of the use that has continued to date and is now the subject of this application.

9. Enforcement Notice Proceedings

9.1 In respect of the Land on the North east side of Trout Lane, Yiewsley, West Drayton (Title number AGL2301) which is edged in green on exhibit 'RJT3', an enforcement notice was served on 15 September 2015 this related solely to the use of some of that land for off-airport parking. The Enforcement Notice was subject to an appeal (Ref APP/R5510/C/15/3136829 and attached is a true copy of the Appeal Decision made on 28 April 2016 marked 'RJT15'. As stated this was solely in respect of the use of part of the land for off-airport parking and did not impact upon the use of that area for the use of storage as set out above.

9.2 On 24 July 2017 an enforcement notice was served is respect of the Land on the North east side of Trout Lane, Yiewsley, West Drayton (Title number AGL2301 - edged in green on exhibit 'RJT3'). This was is in respect of the use of the land for 'car sales and car storage'. This notice is the subject of an appeal (ref APP/R5510/C/17/3182522) and does not impact upon the continuous usage of this area of land for storage as set out above, for goods and materials, plant and machinery in respect of my business and sales.

9.3 In any event and on any construction the enforcement notices in respect of the land edged green on 'RJT3' has no impact or effect on the continuous use of 1, 2 and 3 Trout Meadow Cottages, Trout Lane, Yiewsley (Title number: MX151803) which is edged in yellow ('RJT3') and the site of the Trout Public House, Frogmore Green, Yiewsley (Title number NGL47779) which is edged in blue ('RJT3').

9.4 In fact the only enforcement in respect of the land edged blue was that on 31 March 1995 an enforcement officer at London Borough of Hillingdon wrote to me asking that the blue land be cleared of port-a-cabins, building materials, a crane. The land was not cleared and no further action in respect of this request has been taken. The port-a-cabin, building materials, crane and forklift remain on the site.

I believe the facts stated in this witness statement are true.

Signed.....

Date.....20-03-18.....

Richard John Tillyer

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT1'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

Title Number : MX151803

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 FEB 2018 at 09:03:58 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: MX151803
Address of Property	: 1, 2 and 3 Trout Meadow Cottages, Trout Lane, Yiewsley
Price Stated	: Not Available
Registered Owner(s)	: RICHARD JOHN TILLYER of 2 Mill Cottages, Mill Lane, Horton, Slough SL3 9PL.
Lender(s)	: None

Title number MX151803

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 FEB 2018 at 09:03:58. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

1 (07.02.1945) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1, 2 and 3 Trout Meadow Cottages, Trout Lane, Yiewsley.

2 (03.05.2002) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (05.09.2016) PROPRIETOR: RICHARD JOHN TILLYER of 2 Mill Cottages, Mill Lane, Horton, Slough SL3 9PL.

C: Charges Register

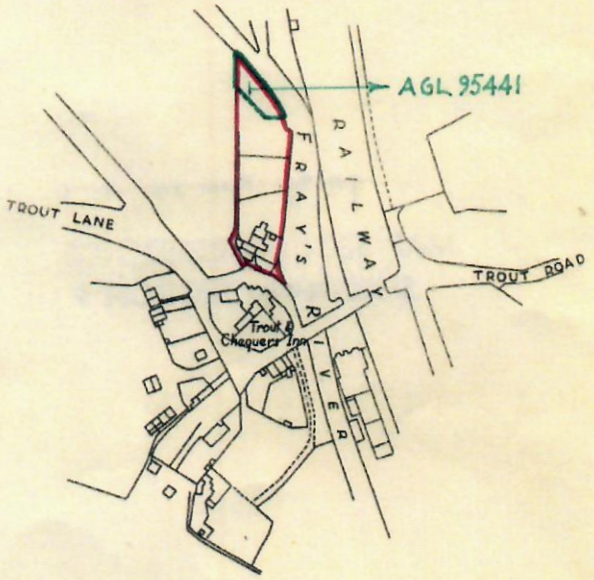
This register contains any charges and other matters that affect the land.

1 (26.04.1973) Notice of deposit of Land Certificate with Edward Leonard Holloway of 2 Trout Meadow Cottages, Trout Lane, Yiewsley, Middx.

End of register

H.M. LAND REGISTRY

SCALE 1/2500



16.3.95

Parish VIEWSLEY
O.S.Sheet MIDDLESEX XIV. II.

MX 151803

This is a copy of the title plan on 13 FEB 2018 at 09:03:58. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

Title Number : NGL47779

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 FEB 2018 at 11:40:54 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL47779
Address of Property	: the site of The Trout Public House, Frogmore Green, Yiewsley
Price Stated	: Not Available
Registered Owner(s)	: RICHARD JOHN TILLYER of 2 Mill Cottages, Mill Lane, Horton, Slough, Bucks.
Lender(s)	: None

Title number NGL47779

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 FEB 2018 at 11:40:54. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

1 (30.08.1967) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being the site of The Trout Public House, Frogmore Green, Yiewsley.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (20.06.1975) Proprietor: RICHARD JOHN TILLYER of 2 Mill Cottages, Mill Lane, Horton, Slough, Bucks.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 A Transfer of the land in this title dated 11 March 1975 made between (1) Watney Mann (London & Home Counties) Limited, Chef and Brewer Limited and Mecca Limited and (2) Richard John Tillyer contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Transfer dated 11 March 1975 referred to in the Charges Register:-

"The Transferee for himself and his successors in title and assigns hereby covenants with the transferor and its successors in title and assigns so as to bind the land hereby transferred and each and every part or parts thereof into whosoever hands the same may come and so that this covenant shall be an enure for the benefit and protection of the neighbouring licenced properties of the Transferor and of GRAND METROPOLITAN LIMITED and all subsidiary and associated Companies within the GRAND METROPOLITAN GROUP and in particular the "ANCHOR" of 39 High Street Yiewsley and "BRICKLAYERS" 1 Horton Bridge Road Yiewsley both in the London Borough of Hillingdon and all and every part or parts thereof not to use the land hereby transferred or any part or parts thereof or any building erected or to be erected thereon for the trade or business of a wholesale and/or retail sale of beers, wines, spirits or other intoxicating liquors and not to permit the said land or any part or parts thereof or any building erected or to be erected thereon to be used as a Club or as a place wherein either case intoxicating liquors shall be sold supplied or consumed or for the display of advertisements of beers wines spirits and other intoxicating liquors other than of advertisement of those beers brewed by or other

Schedule of restrictive covenants continued

intoxicating liquors or any other subsidiary Company of GRANT METROPOLITAN LIMITED as defined by Section 154 of the Companies Act 1948 or of those wines spirits or other intoxicating liquors which shall be first approved by the Transferor in writing."

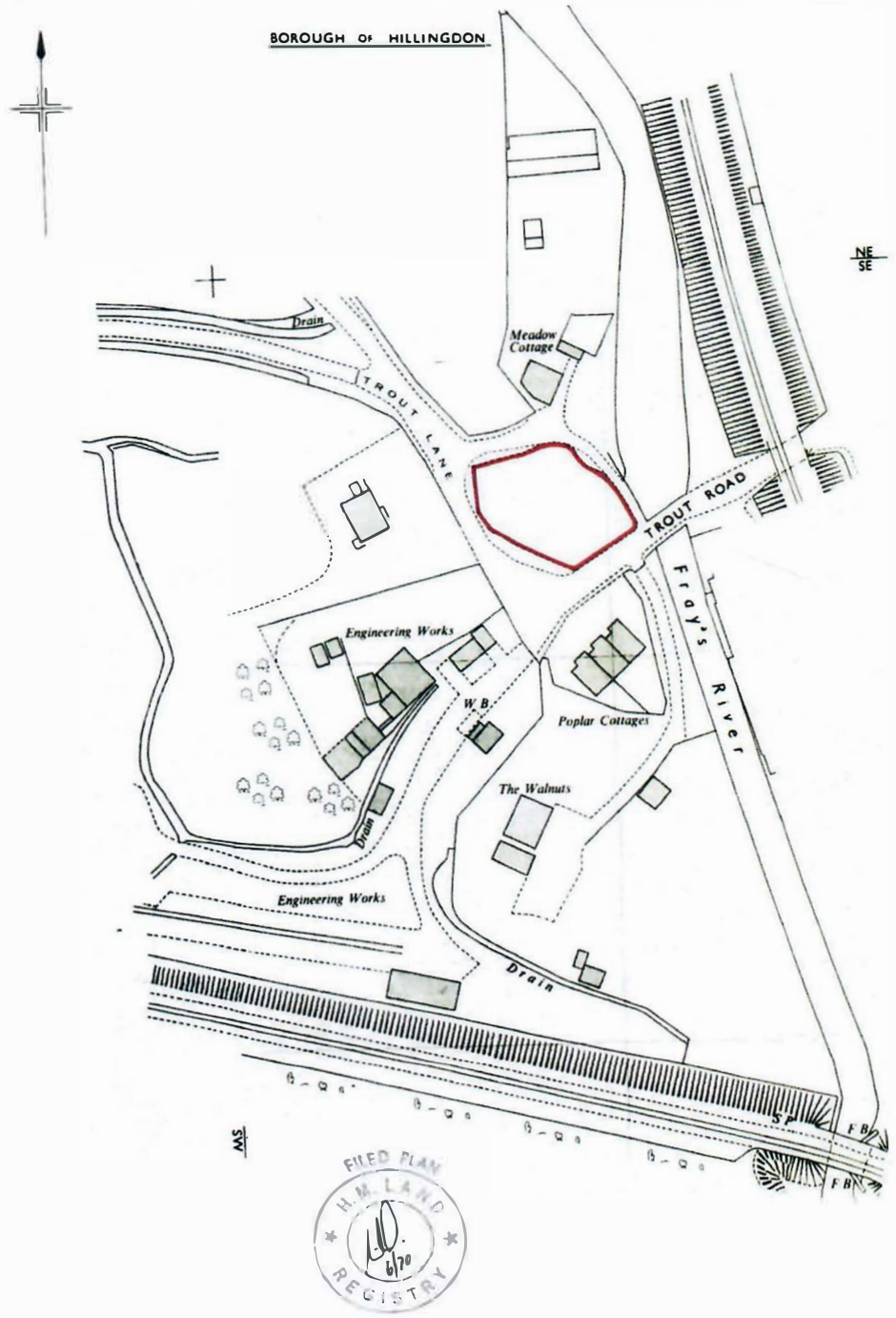
End of register

H.M. LAND REGISTRY

TITLE NUMBER			
NGL47779			
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 0580	G

Scale: 1/1250

© Crown Copyright 1968



This is a copy of the title plan on 13 FEB 2018 at 11:40:54. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

Title Number : AGL2301

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 FEB 2018 at 11:43:29 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AGL2301
Address of Property	: land on the North east side of Trout Lane, Yiewsley, West Drayton
Price Stated	: Not Available
Registered Owner(s)	: RICHARD JOHN TILLYER of 2 Mill Cottages, Mill Lane, Horton, SLOUGH.
Lender(s)	: None

Title number AGL2301

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 FEB 2018 at 11:43:29. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

1 (22.03.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the North east side of Trout Lane, Yiewsley, West Drayton

2 (22.03.1988) The land has the benefit of a right of way over the part of Trout Road adjoining the south-western boundary of the land in this title leading into Trout Lane.

3 (01.05.2002) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (10.12.1990) Proprietor(s): RICHARD JOHN TILLYER of 2 Mill Cottages, Mill Lane, Horton, SLOUGH.

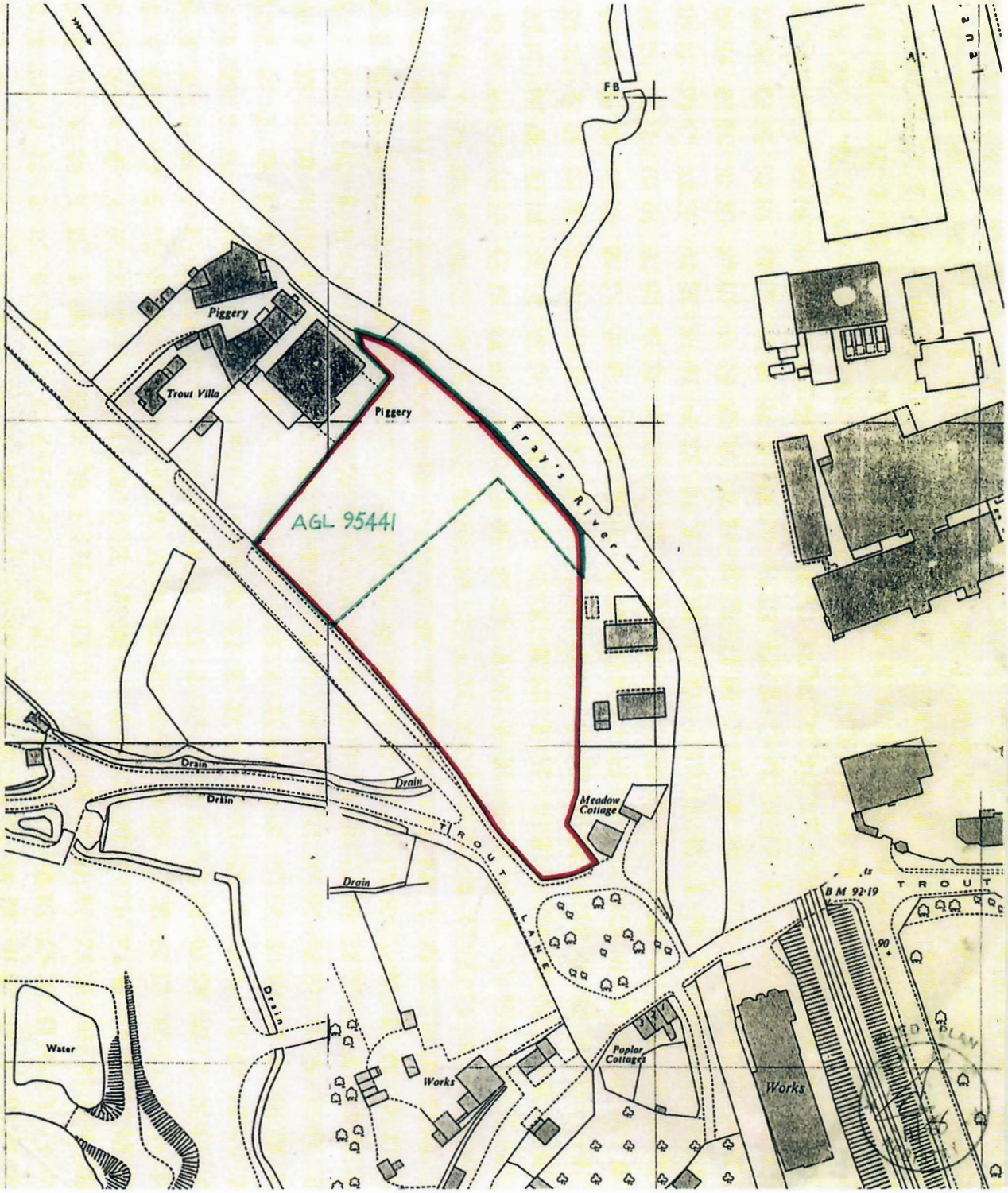
C: Charges Register

This register contains any charges and other matters that affect the land.

1 (22.03.1988) By a Transfer dated 8 March 1988 made between (1) Vera Irene Matthew and Alec William Blackwell and (2) Edward Leonard Holloway the land in this title was transferred subject to a Grant of Easement dated 13 November 1935 made between (1) Beatrice Adelaide Boyer and others and (2) The County Council of the Administrative County of Middlesex. No further particulars of the Grant were supplied on first registration.

End of register

H.M. LAND REGISTRY	TITLE NUMBER AGL2301	
ORDNANCE SURVEY PLAN REFERENCE: TQ 0580		Scale 1/1250
GREATER LONDON	LONDON BOROUGH OF HILLINGDON	© Crown copyright



This is a copy of the title plan on 13 FEB 2018 at 11:43:29. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT2'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

Title Number : AGL95441

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 FEB 2018 at 09:29:03 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AGL95441
Address of Property	: land on the north side of Trout Road, West Drayton
Price Stated	: Not Available
Registered Owner(s)	: ENVIRONMENT AGENCY of Kings Meadow House, Kings Meadow Road, Reading, Berkshire RG1 8DQ and of Horizon House, Deanery Road, Bristol BS1 5AH and of DX121325, Reading 10.
Lender(s)	: None

Title number AGL95441

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 FEB 2018 at 09:29:03. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north side of Trout Road, West Drayton.

2 (23.09.1997) The land tinted yellow and edged and numbered 1 in yellow on the title plan was formerly copyhold of the Manor of Colham and on the enfranchisement thereof there were excepted the mines and minerals and rights referred to in section 23 of the Copyhold Act 1894. Such mines and minerals and rights are not included in this registration.

3 The land edged and numbered 2 in yellow on the title plan has the benefit of the rights granted by but is excepted, reserved and subject as mentioned in a Conveyance of certain lands lying to the North and South of Colham Mill Road dated 30 November 1898 made between (1) Daniel Mascall Grimsdale (Vendor) and (2) The Rotary Photographic Company Limited in the following terms:-

This registration does not include any property or right so conveyed:-

"ALL and singular the heads weirs sluices and mill ponds from the Trout Bridge to Boune and Bound Style and also the soil thereof to the said Mill belonging or appertaining And all other banks ponds streams waters watercourses rivers fishings fishing places rights easements and appurtenances to the said hereditaments or any part thereof belonging and ..... the right of fishery in the River Frays from the said place called the Trout Bridge to Boune and Bound Style And all other the right of Fishery and other rights and interests if any of the Vendor in the said River Frays Except and reserved out of this Agreement to the Freeholders and customary tenants of the Manor of Colham any right which they may have of fishing in any of the said waters and of drawing mud and soil thereout."

4 (20.08.2003) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (15.10.2001) PROPRIETOR: ENVIRONMENT AGENCY of Kings Meadow House, Kings Meadow Road, Reading, Berkshire RG1 8DQ and of Horizon House, Deanery Road, Bristol BS1 5AH and of DX121325, Reading 10.

2 (13.06.2006) RESTRICTION: No charge of the registered estate by the proprietor of the registered estate is to be completed by registration.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 The land tinted pink and edged and numbered 2 in yellow on the title plan is subject to the rights of construction and maintenance of a sewer contained in a Deed of Grant of Easement dated 13 November 1935 made between (1) Beatrice Adelaide Boyer Henry Joseph Mears Boyer and Albert Harvey Chandler (Grantors) and (2) The County Council of The Administrative County of Middlesex (Council).

The said Deed also contains a restrictive undertaking.

NOTE: Copy filed under NGL407897.

2 The land edged and numbered 2 in yellow on the title plan is subject to the easements and rights for water mains contained in a Deed of Grant dated 6 May 1976 made between (1) Vera Irene Matthew and Richard Henry James Mackie (2) The Colne Valley Water Company and (3) Rickmansworth and Uxbridge Valley Water Company.

The said Deed also contains a restrictive undertaking.

NOTE: Copy filed under NGL407897.

3 (23.09.1997) Such parts of the land tinted yellow and edged and numbered 1 in yellow and tinted blue on the title plan as are affected thereby are subject to exceptions and reservations contained in 2 Conveyances, one dated 7 November 1979 of Trout Factory made between (1) Vera Irene Matthew and Richard Henry James Mackie and (2) Granox Limited the other dated 29 September 1981 of Trust Villa made between (1) Richard Henry James Mackie and Vera Irene Matthew. Neither the original deeds nor certified copies or examined abstracts thereof were produced on first registration.

4 A Conveyance of the land edged and numbered 2 in yellow on the title plan and other land dated 29 September 1981 made between (1) Richard Henry James Mackie and Vera Irene Matthew (Vendors) and (2) John Charles Charman and others (Purchasers) contains the following covenants:-

"THE Purchasers for themselves their estates successors and assigns hereby jointly and severally covenant with the Vendors their estates successors or assigns for the benefit of the retained land adjoining the property hereby conveyed or any part thereof that the Purchasers will not at any time hereafter excavate dig for or recover from the land hereby conveyed any gravel soil or other minerals of any nature whatsoever."

5 (23.09.1997) By a Transfer of the land tinted yellow and edged and numbered 1 in yellow and tinted blue on the title plan and other land dated 27 July 1994 made between (1) Richard Henry James Mackie and Solomon Mohammed and (2) Guinea Enterprises Limited the land was conveyed subject as follows:-

"Transfers to the Purchaser the Property subject to the encumbrances

'the Encumbrances' mean:

Grant of easement dated 13.11.1935 between (1) the Personal Representatives of Henry Boyer and (2) Middlesex County Council.

Deed of Grant dated 6.5.1976 between (1) Richard Jenry James Mackie (2) The Colne Valley Water Company and (3) Rickmansworth and Uxbridge Valley Water Company.

Transfer dated in or about September 1987 between (1) Vera Irene Matthew and Alec William Blackwell and (2) Edward Leonard Holloway."

NOTE: No further particulars of the above Deeds were lodged upon first registration.

6 (23.09.1997) By an Order of the High Court of Justice, Queen's Bench Division No. 1996 H 262 dated 24 June 1996 and amended on 2 August 1996

C: Charges Register continued

pursuant to Order 20 Rule 11 RSC the use to within the land tinted yellow and edged and numbered 1 in yellow and tinted blue on the title plan and other land may be put was limited.

NOTE: Copy filed under AGL58272.

7 (16.08.2001) Option to purchase affecting the land tinted yellow and edged and numbered 1 in yellow and tinted blue on the title plan and other land contained in an Agreement dated 18 January 2001 in favour of Ian Henderson and Simon Whitelock.

NOTE: Copy filed under AGL58272.

8 (15.10.2001) The land tinted brown on the filed plan became vested in the Environment Agency by a general vesting declaration dated 29 July 1999 executed pursuant to the provisions of the Compulsory Purchase (Vesting Declarations) Act 1981 and no documents of the earlier title have been produced to the Land Registry. The land is accordingly subject to such restrictive covenants and easements as may have been imposed thereon prior to 6 December 1999 and are still subsisting and enforceable.

9 (28.01.2002) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

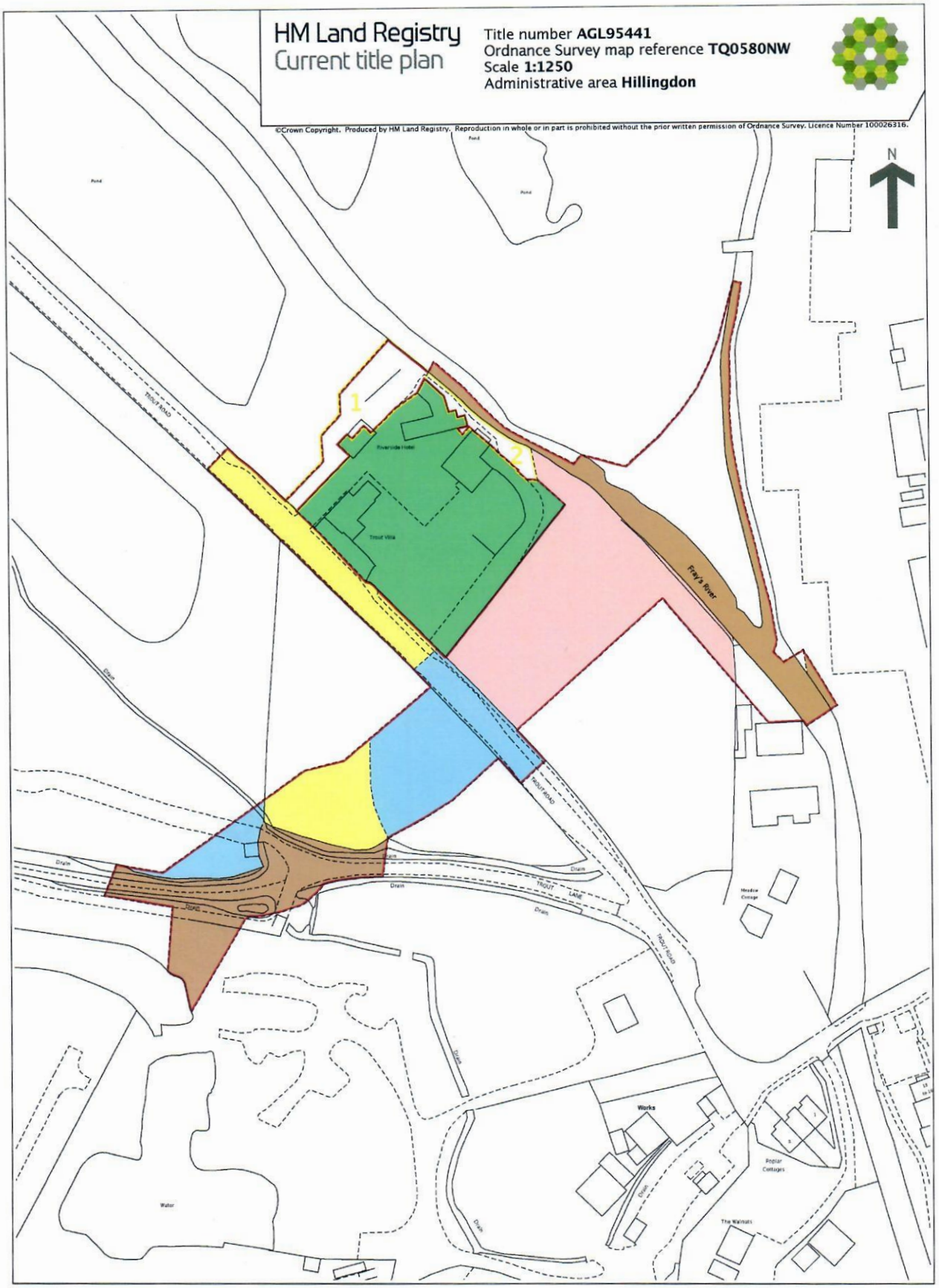
1	28.01.2002 edged and numbered 1 in yellow	Land on the North East side of Trout Lane	15.01.2002 25 years from 15.1.2002	AGL99142
2	28.01.2002 edged and numbered 2 in yellow	Land lying to the North East of Trout Lane	15.01.2002 999 years from 15.1.2002	AGL99142

End of register

HM Land Registry
Current title plan

Title number **AGL95441**
Ordnance Survey map reference **TQ0580NW**
Scale **1:1250**
Administrative area **Hillingdon**

©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 13 FEB 2018 at 09:29:03. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.

ENVIRONMENT AGENCY

Our ref: RW/TQ08SE/1/15

Date: 9 January 2002

R J Tillyer
1-3 Meadow Cottage
Trout Road
West Drayton
Middlesex
UB7 7RT

Dear Sir,

FORMER FLOODPLAIN OBJECTION TO PROPOSED TENNIS COURTS ON LAND SOUTH OF TROUT LANE FLOOD CARRIER, YIEWSLEY

I refer to your letter of 1 November to the Environment Agency, requesting confirmation that your property is no longer in the floodplain, now that the Agency's capital scheme is finished. I would like to apologise for the delay in replying to your letter.

I can confirm that the Agency's Trout Lane Flood Carrier is now fully operational, and that your property should therefore be protected for floods up to those with a 1 % probability of occurring in any one year.

In a letter to the planning authority dated 17 November 1995, the NRA objected on three grounds to your planning application 95/251, but all these objections are no longer valid, now that the flood defence works have been completed.

I can therefore confirm that any new planning application to site tennis courts in the field adjacent to the flood channel would not be objected to by the Agency on the basis that the site is in an area liable to flood. However, this does not mean to say that there would be no Agency objections on other grounds.

I look forward to seeing the new planning application in due course.

Yours faithfully,

Robert Williams

pp MR J E MEEKINGS

Development Control Team Leader

Please ask for Robert Williams direct dialing 01707 632403

cc . A T Pepper, NCPM Project Manager

MR RICHARD TILLYER

Mr Matt Akers
Environment Agency
Apollo Court
2 Bishops Square Business Park
St Albans Road West
Hatfield Herts.
AL10 9EX

22 April 2005

Your ref RW /TQ08SE/01/15

Dear Sir

Thank you for your letter 30.03.2005

Murphy
letter
1/8/02

Please find enclosed letter 21.08.2002 handing back the land and confirming I am no longer in the floodplain.

As the new maps where drawn before the date it appears my property has not benefited from the flood scheme, which was taken from me via C.P.O and not compensated for under betterment rules.

However there are two levels that may help, the top of the flume is set at 27.6m and the spillway to the north at 27m.
Though should you wish to carry out a F.R.A to clarify my statues I would be grateful.

Many thanks

Yours faithfully

Mr.R.J Tillyer

1-3 MEADOW COTTAGES, TROUT ROAD, WEST DRAYTON, MIDDLESEX
UB7 7RT
PHONE: 01895 – 431950 / FAX: 01895 – 447960 / MOBILE 07836 - 789153

Chartered Surveyors
Kimbers
Town Pond Lane
Southmoor
Oxon OX13 5HS
t: 01865 820514
f: 01865 820143
e: mlm@michaelmurphyassoc.co.uk

8 January 2001

MLM/cwjm/LC26B

R J Tillyer Esq
1/3 Meadow Cottages
Trout Road
West Drayton
Middlesex UB7 7RT

Dear Mr Tillyer

Environment Agency – Lower Colne Improvement Scheme – Trout Lane

With further reference to my letter dated 11 December and our meeting on 20 December, I write to clarify the points that we have discussed and which are as follows.

1. Your claim for compensation for land loss and expenses.
   I handed to you a copy of a letter from S J Berwin and Co dated 18 December setting out the position with regard to betterment. I hold the view that subject to the Environment Agency withdrawing their objections to future development on the residue of your land, on the grounds of that land being within the floodplain, then the value of the residue of your property will have increased to a greater extent than the value of the land that you have lost to the scheme plus the land that you have temporarily lost but which will be returned to you, plus the cost of your professional fees. If you dispute this position then you are welcome to put forward a claim to support your case.

2. I have again asked Andy Pepper to let me have a copy of a letter from the Environment Agency's development control section to confirm that the Environment Agency will no longer object to any development on your retained land.

3. Removal of topsoil.
   At the site meeting you confirmed your request to my clients to remove the 'top soil' from plot 7, namely the land that has temporarily occupied by the Environment Agency but that will be returned to you shortly and that you would like the site left stripped down to the undisturbed sub-base. You have expressed concerns that there should not be any contaminated residues left on the land which may impede your development. You have also asked for a trench to be dug along the line between plot 7 and your undisturbed retained land to ascertain the correct depth to which the top soil should be stripped on plot 7.

4. Removal of shoal down stream of the flow regulator.
   At our site meeting we viewed the river immediately downstream of the control structure and Andy Pepper has agreed to make arrangements to bring in a small excavator to remove the shoal that built up the stream bed on the corner immediately downstream of the flow regulator as a result of the main construction works upstream. He anticipates that once removed it will not build up again and he is also investigating the possibility of installing Nicospan fabric walling to assist with the retention of silt against your own bank at that point.

5. Damage downstream of the Flow regulator. My clients deny that they have been responsible for any undermining of the bank downstream of the flow regulator and the are of the opinion that the gradual subsidence in the riverside concrete road has taken place over a long period of time and results from inadequate foundations.

6. Land jointly owned by you and Mrs Mersh, title MX151803.
   Without prejudice and subject to contract, we agreed in 1996 to buy the land forming block 5 under the CPO for the price of £2,500 plus the cost of rebuilding the dog kennels which was subsequently agreed at £3,000 bringing the total to £5,500 plus reasonable legal fees and costs. For reasons that I don't understand, you solicitors have either never been willing or able to complete the transaction, and of course the land was eventually acquired under a compulsory purchase order as plot 5. Under the rules of compulsory purchase, I have to take into account any betterment that there may be to your property MX151803 from the implementation of the flood defence scheme immediately upstream and the fact that this property is now also taken out of the flood plain. If there has been betterment to the remainder of MX151803, then this should be deducted from your claim for compensation for land loss and associated costs.

7. Skips – use of the road. I confirm that I have written to John Sweeney of Sweeney Holdings UK Limited asking him to do everything that he can to prevent the use of part of the access road that now belongs to the Environment Agency, being used as skip transfer station.

I would appreciate your observations on these various points which I trust that I have covered to your satisfaction.

Yours sincerely

M L Murphy
mlm@michaelmurphyassoc.co.uk

Michael Murphy Associates

Chartered Surveyors
Kimbers
Town Pond Lane
Southmoor
Oxon OX13 5HS
t: 01865 820514
f: 01865 820143
e: mlm@michaelmurphyassoc.co.uk

21st August 2002

Our Ref: MLM/apw/LC-26b

R J Tillyer Esq
1/3 Meadow Cottages
Trout Road
West Drayton
Middlesex
UB7 7RT

Dear Mr Tillyer

ENVIRONMENT AGENCY - TROUT LANE FLOOD CARRIER

In response to your letter of the 9th August, I have heard from the Project Manager, Andy Pepper, that he is happy to hand the land back with immediate effect.

I see that you received a letter from the Environment Agency dated 8th May confirming that your property is no longer in the flood plain. I wish you well with your development.

Kind regards

Yours sincerely

M L Murphy

cc: A T Pepper

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Local Services, Tel: 01895 250111 Ext. Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

To:

Ref:49763A/96/1746

Grahame Foster & Co
Fairfield House
Rigby Lane
Hayes, Middlesex
UB3 1ET

25 PARKING SPACES on PLAN.

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Description of development:-	Construction of 5 double tennis courts and erection of clubhouse with associated car parking
Location of development	Land forming part of Meadow Cottages, Trout Lane, Yiewsley
Date of application:-	21 October 1997
Drawing/plan Nos:-	GF/RT/4A (amended) received 23 October 1997, 1:1250 scale site plan, GF/RT/4B received 12 November 1996 and letters dated 16 October, 23 December 1997 and 6 January 1998

Permission however is given subject to the conditions listed on the attached schedule:-

Signed:- .....
HEAD OF PLANNING SERVICES
Date:- 27 February 1998

1

NOTES:

(i) If you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.

(ii) This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Local Services, Tel: 01895 250111 Ext. Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

To:

Ref:49763A/96/1746

Grahame Foster & Co
Fairfield House
Rigby Lane
Hayes, Middlesex
UB3 1ET

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Description of development:-	Construction of 5 double tennis courts and erection of clubhouse with associated car parking
Location of development	Land forming part of Meadow Cottages, Trout Lane, Yiewsley
Date of application:-	21 October 1997
Drawing/plan Nos:-	GF/RT/4A (amended) received 23 October 1997, 1:1250 scale site plan, GF/RT/4B received 12 November 1996 and letters dated 16 October, 23 December 1997 and 6 January 1998

Permission however is given subject to the conditions listed on the attached schedule:-

Signed:- .....
HEAD OF PLANNING SERVICES
Date:- 27 February 1998

1

NOTES:

(i) If you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.

(ii) This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Local Services, Tel: 01895 250111 Ext. Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Continuation Sheet No. 1 Ref:49763A/96/1746

CONDITION 1

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2

ARE ANY HEDGES TO BE RETAINED.

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

DO WE HAVE PLANTING AGREEMENT.

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the LPA. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

AGREE PLANTING AT PHASE II

REASON

The trees and other vegetation makes a valuable contribution to the amenity of the area and to comply with Section 197 of the Town and Country Planning Act 1990.

CONDITION 3

Prior to works commencing on site, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, groups of trees and other vegetation to be retained during construction work, shall be submitted to and approved by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres and shall be erected prior to any demolition, removal of topsoil, and commencement of building operations and retained in position until development is completed.

O.K.

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Local Services, Tel: 01895 250111 Ext. Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

The land so enclosed shall be kept clear of all dumping, materials, machinery and cement mixing and the existing soil levels not altered or disturbed. No fires shall be lit on the land so enclosed. OK.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work.

CONDITION 4

GF-4A Amended 4-12-97 23-11-97 PLAN REFERRED TO

Before any part of the approved development is commenced, a landscaping scheme shall be submitted to and approved by the Local Planning Authority. OK.

REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the locality.

CONDITION 5

All planting, seeding and turfing in the approved landscaping scheme shall be completed within eight months of the development commencing (or such period as agreed in writing by the Local Planning Authority) or prior to occupation of the building(s), whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, areas of amenity space shall be permanently retained and any trees or other planting which die within a period of 5 years from the completion of development, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species in accordance with the details approved by the Local Planning Authority. OK CAN PLANT CAN PARK AREA IN PHASE I

REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenities of the locality.

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Local Services, Tel: 01895 250111 Ext. Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Continuation Sheet No. 3 Ref:49763A/96/1746

CONDITION 6

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose. ✓

REASON

To ensure that adequate facilities are provided.

CONDITION 7

Development shall not begin until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved by the Local Planning Authority. PHASE II

REASON

To ensure that the development presents a satisfactory appearance.

CONDITION 8

The development hereby approved should not be begun until the flood alleviation scheme approved under planning permission ref:45778A/96/1876 dated 09/05/97 is fully implemented. OK

REASON

To safeguard flood alleviation interests in the area.

CONDITION 9

No solid matter should be deposited so that it passes or is likely to pass into any watercourse. OK

REASON

To prevent pollution of the water environment.

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Local Services, Tel: 01895 250111 Ext. Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

INFORMATIVE:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact Nigel Copelin Tel:01707 632457 for further details.

Advice to Applicant - Environmental Quality

Surface water from parking and yard areas should be passed through a suitable type of oil/grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Underground and overground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be contructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

HEAD OF PLANNING SERVICES 1 27 February 1998

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Copy.

Delivered by hand. Smiths

MR R.J.Tillyer
1-3 Meadow Cottages,
Trout Road,
West Drayton,
Middlesex
UB7 7RT
Telephone 01895 - 431950
Mobile 07836 - 789153

13.12.01

London Borough of Hillingdon
Planning Dept
Civic Centre
Uxbridge
Middlesex
UB8 1UW

Planning Reference no 49763A/96/1746

To Whom It May Concern:

Condition 1

I have started the development of the planning permission of the above reference no.

Condition 2

All hedges have been retained that have not been removed by the Environment Agency for the flood relief scheme.

Condition 3

A 2-meter high fence has been installed, protecting the remaining Hawthorn Bushes, a map of which is enclosed.

Condition 4

A scheme for landscaping has been approved.

Condition 5

We are waiting for the release of part of the land from the Environment Agency, so adate for the landscaping cannot be given at present, although it will be completed before the building is finished.

Condition 6

An entry onto the site has been installed from Trout Road only.

Condition 7

Samples of materials will be, submitted before the building starts.

Condition 8

The Environment Agency scheme has been completed

Condition 9

Agreed

Yours sincerely

Mr R Tillyer

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

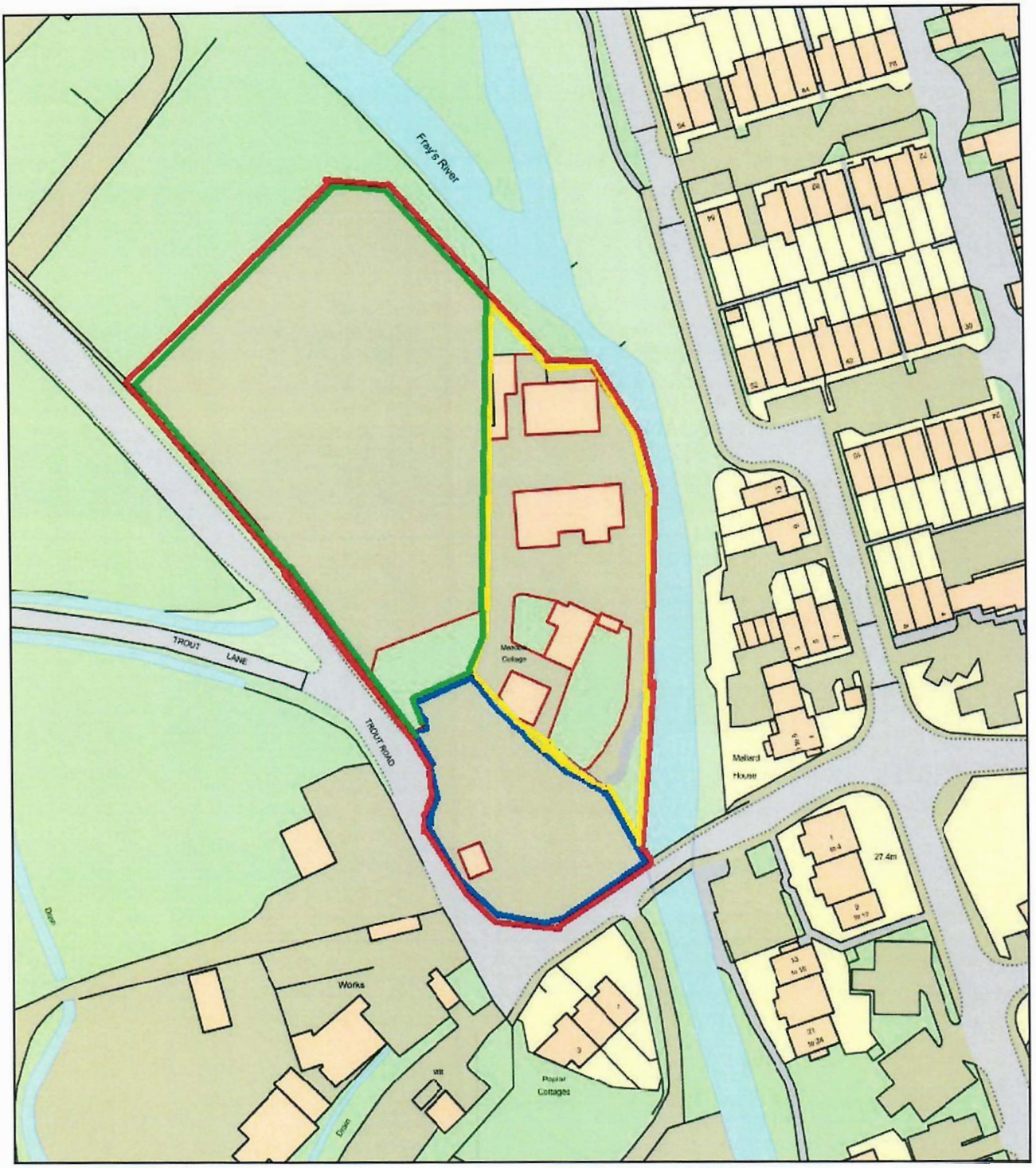
Applicant

EXHIBIT 'RJT3'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

Site At Trout Lane UB7 7RT



0 50
Metres

N

ReQuestaPlan

Plan Produced for: Richard Tillyer

Date Produced: 28 Jun 2018

Plan Reference Number: TQRQM18179222923827

Scale: 1:1250 @ A4

© Crown copyright, All rights reserved. 2018 Licence number 0100042766

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT4'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

Mrs Rita Joan Mersh

Meadow Cottage

Trout Road

West Drayton

Middlesex

UB77RT

I Rita Joan Mersh of Meadow Cottage Trout Road West Drayton Middlesex UB7 7RT

I was born on the 14th July 1934 at Meadow Cottage I have lived there all my life.

My father owned the property until 1972 when I inherited it, I sold a half share to Richard John Tillyer the property is now jointly owned

My partner Ronald Tillyer run the workshops units 5/6/7 until he passed away in 1998.

He ran a vehicle repair / mechanics business from a unit himself for many years

I took over the bottom units 5/6/7 and house with my son Darren Tillyer after the passing of my partner which these units have always been used for vehicle repairs and car mechanics

There has always been workshops on site, used for a mixture of uses mostly vehicle repairs and mechanics parking and storage of cars

Along with the eight workshops there has been various storage containers, port-a-cabins, and racking and buildings materials stored on the site for as long as I can remember

I am responsible for any previous debts related to units 5/6/7 and Meadow cottage up until completion is signed on my part ownership sale

R J Mersh

RITA JOAN MERSH

Inter Assume - Partner.

21 June 2016

Martin Murray & Associates
Solicitors
Chapel House
152-156 High Street
Yiewsley, West Drayton
Middlesex UB7 7BE

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT5'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

Mr Daren Tillyer

17 Violet Avenue

Hillingdon

Middlesex

UB8 3PP

I Darren Tillyer of 17 Violet Avenue, Hillingdon, Middlesex UB8 3PP

I was born on the 18th November 1972.

I have lived and been brought up at Meadow Cottage, Trout Road, West Drayton, Middlesex UB7 7RT since birth

There has always been workshops on site, used for a mixture of uses mostly vehicle repairs and mechanics parking and storage of cars

Along with the eight workshops there has been various storage containers, port-a-cabins, and racking and buildings materials stored on the site

I myself have used one or two of the workshops to run a vehicle repair business and restoration of antique furniture /storage of antique furniture from the late 80s until recently.

When my father passed away in 1998 to help my mother I took over with her the running of units 5/6/7 and the house Meadow Cottage where my mother Mrs Rita Mersh lives.

I am responsible for any personal debts connected to this address

DARREN RONALD TILLYER.

AMER ASGHAR - PARTNER.

21 JUNE 2016.

Martin Murray & Associates
Solicitors
Chapel House
152-156 High Street
Yiewsley, West Drayton
Middlesex UB7 7BE

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT6'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

CH/P

Copy for Planning

C.P

Q12

HILLINGDON LONDON BOROUGH COUNCIL

APPEALS

by

MR R J TILLYER, MRS R J MERSH AND DAWLEY MOTORS

against

ENFORCEMENT NOTICES

and by

MR R J TILLYER CONCERNING AN APPLICATION FOR A CERTIFICATE OF ESTABLISHED USE

Inspector: L Dearden JP Barrister FIAAS FIPHE

Date of Inquiry: 3 August 1976

File Nos: APP/5018/C/75/1111-9, APP/5018/C/75/3291-3, APP/5018/D/75/137

CH/P

2 Marsham Street

LONDON SW1

23 August 1976

To The Right Honourable Peter Shore MP
Secretary of State for the Environment

Sir

I have the honour to report that on 3 August 1976 I held an inquiry at Uxbridge into appeals by Mr R J Tillyer, Mrs R J Mersh and Dawley Motors under Section 88 of the Town and Country Planning Act 1971, against enforcement notices served by the Hillingdon London Borough Council, and into an appeal by Mr R J Tillyer under Section against the refusal of the same council to give an established use certificate.

The site is at Meadow Cottage, Trout Road, Yiewsley.

1. NOTICE A

a. The date of the notice is 17 March 1975.

b. The breach of planning control alleged in the notice is the carrying out of engineering operations namely the covering of the land with concrete to form a vehicle storage area.

c. The requirements of the notice are 1. Remove the concrete covering the land. 2. Remove from the land all materials arising from such removal and restore the land to its condition before the development took place.

d. The period for compliance with the notice is 2 calendar months.

e. The appeal against the notice was made on grounds 88(1)(a) and (b).

2. NOTICE B

a. The date of the notice is 17 March 1975.

b. The breach of planning control alleged in the notice is the making of a material change in the use thereof to a use for the purpose of the storage of motor vehicles.

c. The requirements of the notice are 1. Discontinue the use of the said land for the purpose of the storage of motor vehicles, 2. Take the following steps to restore the land to its condition before the said breach of planning control took place, namely:- i. remove from the land all motor vehicles ii. remove from the land all waste materials arising out of the use.

d. The period for compliance with the notice is 2 calendar months.

e. The appeal against the notice was made on grounds 88(1)(b) and (d).

3. NOTICE C

a. The date of the notice is 17 March 1975.

b. The breach of planning control alleged in the notice is a material change in the use thereof to a use for the purpose of the storage of scrap metal.

c. The requirements of the notice are 1. Discontinue the use of the said land for the purpose of the storage of scrap metal, 2. Take the following steps to restore the land to its condition before the said breach of planning control took place, namely: remove from the land all scrap metal.

d. The period for compliance with the notice is one calendar month.

e. The appeal against the notice was made on grounds 88(1)(b) and (d).

4. NOTICE D

a. The date of the notice is 22 August 1975.

b. The breach of planning control alleged in the notice is a material change in the use thereof to a use for the purpose of the repair of motor vehicles.

c. The requirements of the notice are 1. Discontinue the use of the said land for the purposes of the repair of motor vehicles, 2. Take the following steps to restore the land to its condition before the said breach of planning control took place, namely:- a. remove from the land all materials and equipment used in connection with the repair of motor vehicles, b. remove from the land all waste materials arising out of the said use.

d. The period for compliance with the notice is 2 calendar months.

e. The appeal against the notice was made on grounds 88(1)(a), (b), (d), (f) and (g).

5. a. The application for an established use certificate is dated 17 February 1975.

b. The uses in respect of which the certificate was sought are:- repairing of motor vehicles and parking and storing of vehicles awaiting repair.

c. The application was based on Section 94(1)(a).

6. The grounds for refusal are:- the local planning authority is not satisfied that the use of the site (or any part of it) for the repairing of motor vehicles and parking and storage of vehicles awaiting repair was begun before the beginning of 1964 without planning permission in that behalf and has continued since the end of 1963.

7. This report includes a description of the appeal site and surroundings, the gist of the representations made at the inquiry, and my findings of facts, conclusions and recommendations. Lists of appearances, documents, plans and a photograph are attached.

8. The evidence was taken on oath.

THE SITE AND ITS SURROUNDINGS

9. The appeal site occupies an elongated oval of land some 0.65 acre in extent on the western bank of the River Frays immediately north of a bridge carrying Trout Road over that watercourse. Three old cottages Nos 1, 2 and 3 Meadow Cottages have been converted into one dwelling known as Meadow Cottage which lies at the southern end of the site and on the western side of the vehicular access into the plot. Between the eastern side of the access and the river is a garden and a concreted area bordering the river.

10. A dilapidated brick outbuilding containing miscellaneous rubbish and one dog kennel stands to the rear of the house in an area partly surrounded by a high metal fence within which are a breakdown lorry and a tractor shovel, both now unused, rolls of chain link fencing and panels of reinforcing steel mesh.

11. A cultivated kitchen garden separates this area from, to its north, a vehicle workshop. This building, clad in asbestos sheeting, has 3 divisions - that at its western end being open fronted and containing racking holding salvaged motor car parts such as radiators and dynamos. The central section is used primarily for mechanical repairs but also contains a quantity of salvaged spares, mainly clutches. The eastern portion contains welding and spraying equipment. X

12. The entire area between the workshop and the next building to the north is concreted over and 6 cars, most with body damage, and 2 vans were parked thereon. Although the building to the north is referred to as stables and kennels horses are no longer kept there, the boxes being used at present for storing furniture and a stack of steel shelving. A roofed-over run along the southern side of the building houses greyhounds. X

13. West of the stable/kennel block and hard against the sites western boundary are 2 small buildings one containing animal food and mixing equipment and the other baled straw. The northern apex of the site is cultivated as a kitchen garden.

14. Along the site's river bank boundary concrete beams have been laid horizontally to form a river wall and a concrete slab has been laid back into the site from near its southern end to the centre line of the stable/kennel block. It varies from 26 ft to 12 ft in width and ties in within the concreted area between the vehicle workshop and kennels. A crack parallel with and some 10 ft distant from the river bank is evidence of some subsidence of the ground near the bank after the slab was laid.

15. A roughly circular area immediately south of the site (Plan G) is largely covered with partly levelled sand and rubble and a number of young trees has been planted around its perimeter. It is understood that this is in the ownership of Mr R Tillyer.

16. East of Frays River and the railway line which it parallels the land is in industrial use. West of these features the landscape, including the appeal site, is mainly one of low-lying grazing land. The engineering works shown on Plan F close to and south-east of the site have been demolished. There are 3 terrace and one detached modern dwelling directly south of the site and one or 2 small industrial undertakings.

THE CASE FOR THE APPELLANTS

Submissions by Mr Brook-Partridge

The material points were:

17. Mr R J Tillyer took a tenancy of the appeal site from the owner, Mr E L Holloway, in about 1960. He started a motor vehicle repair business in sheds then existing on the site. That use has continued to the present day without a break. Following a discussion with the council's Enforcement Officer he submitted an application for an Established Use Certificate on 17 February 1975 for the repairing and parking and storage of vehicles awaiting repair. This was refused on 7 July 1975 although it was supported by 3 affidavits sworn by Mr R J Tillyer, Mr Holloway and a Mr Dowse (Document 6).

18. Although the application and refusal referred to the whole site the use for which the certificate is sought is only carried out on a portion thereof as indicated on Plan G. It is not intended that this use should spread onto the areas used as gardens, house or stable/kennels.

19. The council have set an impossibly high standard of proof in disregarding not only the affidavits referred to but also 6 supporting letters (Document 16) confirming that the business of motor repairs was carried on before 1964. There was no break in the business in 1967 as the council will allege, but even if there had been this would not necessarily prevent the issue of a certificate, a view supported by the Secretary of State in his decision letter of 10 June 1971 (Document 8).

20. It is alleged in one of the notices dated 17 March 1975 that there has been development by the carrying out of engineering operations namely the covering of the land with concrete to form a vehicle storage area. The land has not been so covered, the greater majority remaining uncovered, and the concrete which has been laid was placed not for a parking area but to stabilise the land near the eroding river bank and prevent its flooding. The laying out of the means of enclosing land from the river is permitted development as falling within Class II paragraph 1 of the 1973 General Development Order. The same order permits the laying of a hardstanding for parking an occupier's car within its curtilage, and this applies here. Whatever the Secretary of State's views of this submission it is wrong to require the concrete to be removed as the circumstances are the same as in Burn and others v Secretary of State and another (1971) 219 EG 586 (Document 10). There has been no loss of visual amenity from this work, indeed the contrary is the case in view of the condition of the river at this point.

21. Enforcement Notices relating to the storage of motor vehicles and the storage of scrap metal are misconceived in that these are not isolated uses but are ancillary to the business of motor repairs. The Secretary of State agreed in his decision letter of 15 August 1975 covering similar circumstances (Document 12) that the allegation was defective in merely alleging vehicle storage, although in the particular case he cured the defect by correction. What little scrap there is arises from the motor repair business and should be disregarded as it was by the Secretary of State in his decision letter of 6 September 1972 (Document 9). Both forms of storage date from 1960 when the vehicle repair work to which they are ancillary commenced.

22. The separate notice dated 22 August 1975 concerning motor repairs should be quashed since this use commenced prior to 1964. Furthermore the requirement to restore the land to its previous condition is excessive and would result in the site being flooded, and the 2 months allowed for compliance is inadequate for the winding up of this long established business.

23. Although the fire which occurred in 1967 on his clients land damaged the workshop repairs to vehicles never ceased, much of it being done in the open.

Mr R Tillyer called by Mr B Brook-Partridge

24. He is the father of Mr R J Tillyer and is now in partnership with him in the business of vehicle repairing on the site. He first commenced using the workshop for this purpose before 1960 when he became the tenant both of those premises and Trout Meadow Cottages. In April 1973 his son purchased the land and cottages from the owner, Mr Holloway.

25. The use of the workshops has continued uninterrupted from before 1960 to the present day.

Mr R Tillyer cross-examined by Mr J Davidson

26. Mr Holloway has lived on the site since 1961. The tenancy which he held from Mr Holloway covered the vehicle workshop, stable/kennels, concrete yard between these 2 buildings and the structure marked "shed" on Plan G.

27. In 1967 a fire burned down the stable/kennels and damaged part of the workshop. He denies that the northern of the 2 buildings marked "shed" on Plan C was the workshop at that time. The workshop consisted of 3 sheds which were orientated east/west, not north/south as is the shed referred to and they were 48 ft by 28 ft in size Modernisation of the workshops has been a continuous process and the eastern end is entirely new. He agrees that the fire burned down an old yew tree which stood on the site.

28. A 240 volt electricity supply was taken to the workshop in 1959 when the house was being rewired.

29. The kitchen gardens will be retained as such. The area indicated on Plan G as vehicle parking is covered with rubble and is only used for vehicle parking.

30. Most of the repair work originates from insurance companies who ask him to carry out work on damaged cars and did so before 1967 when the workshop was damaged. He never thought about applying for planning permission when he started the business. By the end of 1961 he had built up the business to approximately its present level although he now employees one young assistant.

31. He erected the high fence in front of the "vehicle parking area" following complaints about its appearance but cannot remember when. The concreted area which is now cleared was not formerly used for parking since it was water-logged. The concreting was carried out over a period ending in 1973 or 1974.

32. His reason for concreting a wider area than might seem necessary was that it was actually cheaper to lay a 4 in slab over a wider area than careful tying back into the land of a thicker and narrower riverside strip would have been.

33. The only scrap metal on the site has arisen from car repairing. The stack of iron railings mentioned by the council was purchased with the intention of using these panels for fencing the whole site. He changed his mind on this proposal and all the railings have now gone.

34. He has acquired the circular area to the front of the house as a car park and will let the public use it for that purpose. He had 2 other motives for making the

purchase, to prevent another acquiring it and possibly to build a house thereon. He has no intention of using it to extend his business activities from the appeal site.

35. All the uses complained of started before 1960. The fire of 1967 did not stop the work of repairing cars as although the workshop was damaged it was not destroyed, and also he did a lot of work in the open. He does not park any vehicles on the concreted area marked "riverside promenade" on Plan G. He did park a few on the concreted area labelled "parking" but has not done so since being interviewed by the Enforcement Officer in 1974.

36. The corrugated iron sheet sections lying on the larger of the 2 kitchen gardens are off-cuts from the fence he erected in this material between the "vehicle parking" area and the house and front garden. He is not a scrap metal dealer and does not possess a licence to act as such.

Mr E L Holloway called by Mr B Brook-Partridge

37. Not later than 1960 he let the workshop at the rear of what were then Nos 1, 2 and 3 Trout Meadow Cottages to Mr R Tillyer. In April 1973 he sold half of the site to the latter's son, Mr R J Tillyer at the same time giving the other half to his daughter Mrs Mersh. He has personal knowledge from living on the site first as an owner and now as a tenant that car repairs have been carried out in the workshop from 1960 to the present.

Mr E L Holloway cross-examined by Mr J Davidson

38. Before the 1967 fire the workshops consisted of several separate sheds. He does not know why the plan submitted in connection with the rebuilding of the stables after that event showed the workshop as one building (Plan C). The stables were used by him in connection with his riding school which he ran at the same time as Mr Tillyer (Senior) operated the workshop.

Mr E L Holloway questioned by me

39. He agrees that the statements in the application for an Established Use Certificat and on the form A attached thereto are incorrect in saying that Mr R J Tillyer was the owner since his daughter, Mrs Mersh, was at that time owner of half the site.

THE CASE FOR THE COUNCIL

The material points were:

Mr A Khan called by Mr Davidson

40. The site lies within an area allocated for Green Belt purposes on the Initial Development Plan for Greater London. It is also within the Colne Valley Regional Park

41. A plan submitted in 1967 in connection with an application for permission to rebuild the destroyed stable block (Plan C) although showing 2 sheds not present on a 1960 plan does not show the workshop for which the certificate is claimed. Nor is the workshop evident on the 1966 Yiewsley Aerial Survey (Photograph 1) or on the 1964 Ordnance Survey (Plan D). Furthermore replies to a questionnaire were received from neighbours stating that the car repairs started about 1967.

42. In the light of the above and in spite of the affidavits submitted on behalf of the appellants the council did not feel satisfied that the claim for the Established Use Certificate had been made out and it was therefore refused in July 1975.

43. The present workshop, some 50 ft by 25 ft in area, was built in 1967 some 30 ft south of the new stables. At about the same time the northern of the 2 sheds shown on the Ordnance Survey Plan was demolished. It is to this shed that the council consider the affidavits refer in respect of the period from 1960 to 1967.

44. Any motor repairs which may have been carried out on the site before 1967 were of a minor nature involving only the small shed which was demolished in that year. The planning unit is the whole site, the dominant use of which is residential and stables. A material change of use took place in 1967 with the construction of the new workshop, the concreting of adjacent areas and the parking of cars thereon whilst awaiting repair. Those repairs are of crash-damaged vehicles, not the normal servicing of undamaged cars.

45. Along the riverside boundary concrete slabs have been sunk vertically on the bank face. Whilst this may have helped to prevent flooding and erosion there is no such necessity for the concrete apron which has been extended back into the site from the bank for about 12 ft. If continuing visual damage is not to be done to the riverside landscape in breach of the aims of both the Green Belt and the Colne Valley Regional Park then this concrete slab must be removed.

46. It is not disputed that some vehicle repairs have been carried out on the site from about 1960. A radical change in the intensity and character of the work together with the demolition of the old and the erection of new sheds on a different location all took place in 1967 as a result of the fire in that year. The type of repairs now being carried out to crash-damaged vehicles tends to come in peaks, often following sudden weather changes affecting road conditions, and this causes a high parking space requirement.

Mr A Khan cross-examined by Mr B Brook-Partridge

47. He concedes that there are other non-conforming uses in the vicinity such as Saunders Motors and Marshall Transport but this does not justify the present application. The office for Messrs Bowers to the west of the site has an Established Use Right. In his view the area is rural in character.

48. It is true that one committee of the council has considered the use for housing of the cleared factory area south-east of the site. The idea has been abandoned however because of flooding problems and in any event such proposal would have had to have the approval of the planning committee.

49. Whilst there might have been a case for an Established Use Certificate in respect of the workshop shed which existed before 1967 there is no case for such a certificate in respect of the whole site, which is what the application was for.

50. In his view the 2 letter/questionnaires which stated that repair work started here in 1967 reflect that fact that such work first became noticeable to neighbours with the erection of the new workshop building. He accepts, after reading the 6 letters from different firms and individuals (Document 16), that repairs were carried out on part of the land before 1967, but this use changed to a material degree in 1967.

51. He estimates that the site of the old and the new workshops overlap over an area of some 26 ft by 14 ft at the western end of the new workshop.

52. He does not accept that the vertical concrete units to the river bank would collapse if the horizontal apron had not been built - this must depend upon, amongst other factors, the depth to which the vertical members have been sunk.

Mr A Khan re-examined by Mr J Davidson

53. Most of the area occupied by the present workshop building is covered by a tree or trees on the 1966 Aerial Survey Photograph (Photograph 1).

Mr K T Jerome called by Mr J Davidson

54. He visited the site on 5 August 1974. On the concreted area along the river bank, which Mr Tillyer said was laid in 1971 or 1972, were 12 damaged vehicles which he was told were awaiting insurance assessment on behalf of an outside firm Swan Motors. Also present here and north of the workshop was a large quantity of scrap metal and a breakdown truck. The scrap consisted largely of material from motor vehicles. At the present time there is no scrap metal on the site.

55. Six vehicles were parked south of the workshop and these were said to have no connection with Swan Motors.

Mr K T Jerome cross-examined by Mr B Brook-Partridge

56. He accepts that the appellants may have removed the scrap metal from the premises in the normal course of business, not in order to comply with the enforcemer notice.

57. He understood from Mr R Tillyer that he stored the vehicles for Swan Motors because that firm had no space for them and that after they had been seen by an assessor he purchased them for scrap, not repairs.

Submission by Mr J Davidson

58. The Secretary of State has, in respect of the Established Use Certificate appea to satisfy himself that the council's refusal to issue the certificate was well founded at the time of refusal, not whether it now appears well founded in the light of subsequent information.

59. At the time of considering the application the council knew that most of the site was not used for vehicle repairs, the 1966 aerial photograph showed a smaller building than the present workshop the site of which was covered by trees, and an application plan for rebuilding a stable block showed a small building marked "shed" which was the then workshop. Against the 3 affidavits submitted by the appellants were letters from local residents saying that repair work on vehicles only started in 1967. No business records were submitted to support the appellants' claim to have been using any of the site for vehicle repairs prior to 1976.

In view of all these factors the council's refusal of the certificate on the ground that it was not satisfied that the claim had been made out was well founded.

60. If the appellant felt that additional evidence to substantiate his claim became available later he should have proceeded by way of a fresh application, not an appeal, and Mr Carson, partner in the appellant agent firm, was invited to do this at a meeting in July. However the council still do not consider that the appellant has substantiated his claim.

61. Car servicing and repairs probably did take place before 1964 but it is the council's view that there was an increase in the scale of these operations in 1967 when the new building was erected. In none of the 6 supporting letters from customers (Document 16) is there any mention of crash repairs nor is there any letter from any insurance company although the appellant now says that they provide the major part of his work. Crash repairs differ materially in their visual effect upon the surroundings from the normal business of car servicing and maintenance.

62. Even if the change were only restricted to an increase in normal servicing and repairs this is of such a degree, including the spread of concreted parking areas, as to constitute a change of use. The previous motor repair use was lost when the former workshop was demolished and this view is supported by example 1 (Section 5/17) "selected enforcement appeals" (Document 7).

63. It is accepted that the bulk of the scrap seen on the site originated from motor vehicles but there have been other materials such as iron railings and corrugated iron sheets.

64. It would be wrong on planning grounds to give approval to this development on a site within the Green Belt, the Colne Valley Regional Park and opposite new residential properties.

65. The concrete apron which has been laid on the site adjacent to the river has damaged the visual amenities of a pretty riverside area. It far exceeds what might be necessary for flood prevention or control and there have been allegations from some residents that it may have worsened their situation during times of flood. In practice it has been used as a storage area for cars.

66. In the council's view the steps required by the notices are all necessary to remedy the breaches which have taken place and the times allowed for their implementation are reasonable.

Closing Submissions for the Appellants by Mr Brook-Partridge

67. In connection with the completion of the application for the certificate and the certificate A attached thereto Mr R J Tillyer is an owner in fee simple and it is not essential that he should be the sole owner.

68. The concreting was done over a period of years and his client cannot say which part may have been done earlier than 4 years prior to the service of the notice.

69. In the letter from Mr K Lane of 1 Poplar Cottages opposing the appeals (Document 1 he states that "you have refused this man permission to perform this function at his other site in Packet Boat Lane". This is quite untrue, the Mr R Holloway in that case (Document 12) having no connection whatsoever with the Mr E L Holloway the former owner of this site.

70. In his view the council's statement that the Secretary of State is only entitled, in considering whether the council action in refusing the certificate was well founded, to take into account the evidence then available, is wrong in law.

71. The presence of other individual users in the near vicinity of the site make it of very little use to the Green Belt.

72. There is no real difference between the servicing of cars and repairing them after an accident as the council have suggested - both activities are branches of the motor repair trade. The extent of the business has been described as "large" by the council but this is clearly not so since only one man and a boy are employed therein.

73. There has been no non-motor vehicle scrap on the site. The railings and corrugated iron were brought here to be used as boundary and internal fencing on the site and when it was decided not to use them for this purpose they were disposed of.

74. Example 1 (Section 5(1)) submitted by the council as Document 7 does not support their case. In that example the repair and parking of vehicles on the site had ceased whereas in his clients case such use has never stopped.

FINDINGS OF FACT

75. I find the following facts:

1. The site lies within land allocated for Green Belt purposes on the Initial Development Plan for Greater London and within the Colne Valley Regional Park. Along its eastern side runs the River Frays beyond which is railway and industrial land whilst to the west the landscape is primarily rural, with a small group of industrial buildings and houses to the south.

2. The site contains a house and gardens, a vehicle workshop, a stable/kennel block, vehicle parking areas and a wide concrete apron along the river frontage.

3. Commercial vehicle repairs have been carried out on the site without a break from about 1960 to the present date.

4. The building used for that purpose was damaged by fire and subsequently demolished in 1967.

5. A larger replacement building some 50 ft by 25 ft in size was erected in the same year, its area coinciding in part with the previous building.

6. A considerable area of concrete has been laid as a continuing operation along the river bank and 12 to 26 ft in depth, linking with concreted areas between the workshop and kennel/stables. This work has been done during the 4 years prior to the service of the notice.

7. Scrap stored on the site has originated very largely from the repair or dismantling of motor vehicles on the site.

8. Much of the work performed on the vehicles arises from cars which have been involved in accidents and which are retained on the site pending an assessors inspection.

9. Residential use of the site ante-dates the inception of a motor car repair business thereon.

10. The stables are no longer in use for stabling horses.

CONCLUSIONS

76. The legal implications of the above are matters for the Secretary of State and his legal advisers but it seems to me that the repair of motor vehicles has been carried out on part of the appeal site from not later than 1960 to the present day and that this use has been without planning permission. There may have been a brief interruption occasioned by the fire which destroyed the stable block and damaged the then existing workshop in 1967 but I do not consider that this would have been more than a short lull in a continuing activity.

77. In the light of the information available to them at the time I consider the council's refusal on 7 July 1975 of an Established Use Certificate to be well founded in that they were justified in not being satisfied that the appellant had made out his claim. However had the further supporting evidence in the form of letters from 6 trade clients (Document 16) been available at the time of decision on the application I would have considered their refusal to be ill-founded since I feel these provide decisive confirmation of the claim.

78. Such use was, in my view, restricted to a shed shown diagrammatically on Plan B as "original shed" and a small adjacent area of indeterminate size on which vehicles awaiting repair or collection would be parked. The same shed is indicated on Plan C prepared by the previous owner's architect. The opportunity seems to have been taken in 1967, following damage to that shed by fire, and the rebuilding of the adjacent stables to build the larger existing workshop and provide a concreted vehicle parking area. Furthermore vehicles forming part of another firm's business operations have been parked on the site. In my view the appeal against Notice D succeeds in respect of the area of that former building on grounds (b) and (d) but fails in respect of the area of the new building where the 2 do not coincide. The area of coincidence is some 26 ft by 14 ft at the western end of the new building. In the circumstances however I consider there is justification for allowing the whole of the building to be used for the purpose of vehicle repair. If ground (f) and ground (g) falls to be considered I consider the steps required by the notice are not excessive and that the time allowed for their completion is reasonable.

79. Such evidence as there is concerning scrap metal indicates that it was very largely derived from the repair of motor vehicles and its storage prior to routine removal was a necessary ancillary to that business. I accept the appellants evidence as to the circumstances of the 2 cited occasions when non-motoring scrap was temporarily stored on the site, and concluded that there has been no change of use to the storage of scrap. I consider that the appeal against Notice C should succeed on ground (b).

80. It seems to me that the provision of some storage space for vehicles awaiting insurance inspection, repair and subsequent collection is an essential part of the business of motor vehicle repairing. However, no proof was adduced as to the size of such space nor, in my opinion, is it now possible to ascertain it with any accuracy. In the absence of such proof the appeal against Notice B must fail on grounds (b) and (d). Since, if the appeal against Notice D succeeds to the extent I have indicated in paragraph 78 it will be necessary to provide a vehicle storage area I conclude that planning permission should be given in respect of the deemed planning application for the provision of a storage area for vehicles awaiting repair or collection. Such use should be restricted to vehicles parked there in connection with the appellants own business of motor repairing and not those of any other company.

81. The area covered by concrete is clearly far greater than is required to tie back the vertical slabs sunk on the face of the river bank. It has been laid within 4 years prior to the service of the notice and the appeal against Notice A fails on ground (b). It does not however appear sensible to require the slab to be removed, thus lowering the plot to a level where flooding previously took place and exposing the rubble fill previously tipped to stabilise this part of the site. I consider that planning permission should be given for this engineering operation subject to a condition that at no time shall any motor vehicles or material arising therefrom be stored thereon. The propriety of the appellants carrying out engineering work to a river bank and suggestions that it might cause flooding on other persons land seemed to me to be matters for the Rivers Division of the appropriate Water Authority.

82. I have borne in mind what I feel to be the necessity for preventing an unwelcome intensification of an existing use in the Green Belt at a point where, as always on the fringe, it is vulnerable. Although its scenic qualities may not be high the closing of one factory and the demolition of another in the vicinity of the site must help in making the Green Belt boundary along the nearby railway line more realistic and it would be wrong in planning terms to allow the existing industrial use on the appeal site to grow beyond the area which it now occupies.

F ON PLAN. Local Search. 5710A/75/261

RECOMMENDATIONS

83. I recommend that:

a. Section 88 appeal

1. In respect of Notice A that the appeal be allowed, the notice quashed and that planning permission be granted for the retention of the concrete apron laid along the river bank for its existing length and width subject to a condition that it be not used for the parking or storage of motor vehicles or materials arising from the repair of such vehicles, and for the retention of the existing concreted area between the stables and workshop.

2. In respect of Notice B the notice be quashed and that planning permission be granted for the storage of motor vehicles awaiting or following repair on the site on the existing concreted area between the stables and the workshop.

3. In respect of Notice C the notice be quashed and if planning permission falls to be considered that planning permission be not granted.

4. In respect of Notice D that the notice be quashed and that in the existing circumstances that planning permission be granted for the use as a vehicle workshop of the whole of the existing building.

b. Section 95 appeal

In respect of the established use certificate that if the deemed planning permission falls to be considered it should be granted in respect of the whole of the planning unit formed by the existing vehicle repair workshop.

I have the honour to be
Sir
Your obedient Servant

L DEARDEN

APPEARANCES

FOR THE APPELLANTS

Mr B Brook-Partridge FCIS AMBIM	Partner in Carsons, Brook-Partridge & Co, 19B Warwick Road, West Drayton, UBY 9BZ.

He called:

Mr R Tillyer	1, 2 and 3 Meadow Cottages, Trout Road, Yiewsley, West Drayton.
Mr E L Holloway	1, 2 and 3 Meadow Cottages, Trout Road, Yiewsley, West Drayton.

FOR THE PLANNING AUTHORITY

Mr J Davidson	Solicitor, Hillingdon London Borough.

He called:

Mr M A Khan BA DipTP MRTPI	Area Planning Officer, Hillingdon London Borough.
Mr K T Jerome	Enforcement Officer, Hillingdon London Borough.

DOCUMENTS

Document 1	List of persons present at the inquiry.
Document 2	Notice of inquiry, and distribution.
Document 3	One reply to notice of inquiry disclaiming knowledge of site prior to 1967.
Document 4	Copy of application, dated 17 February 1975, for established use certificate.
Document 5	Copy of refusal, dated 7 July 1975, of established use certificate.
Document 6	Three affidavits, dated 26 February 1975, deposing as to history of appeal site.
Document 7	Example 1 (Section 5/1/) from selected Enforcement and Allied Appeal
Document 8	Example 6 (Section 9) from selected Enforcement and Allied Appeals.
Document 9	Example 1(Section 9) from selected Enforcement and Allied Appeals.

DOCUMENTS (continued)

Document 10	Burn and others v Secretary of State and another (Estates Gazette QBD 1971) (See Plan H).
Document 11	Decision letter, dated 17 August 1970, by Secretary of State Reference APP/4418/C/14569, 14628-30.
Document 12	Decision letter, dated 15 August 1975, by Secretary of State Reference APP/5018/C/74/928.
Document 13	Letter from council to appellants agent - dated 8 July 1976.
Document 14	Letter from agent to council - dated 9 July 1976.
Document 15	Letter from appellants agents to council - 21 July 1976.
Document 16	Six letters confirming use of site for vehicle repairs before 1964.
Document 17	Five replies to council questionnaire (3 with letters attached).
Document 18	Application and planning permission for rebuilding of riding stables, dated 12 October 1967 (See Plan C).

PLANS

Plan A1)) Plan A2)	Scale 1/1250 Plans accompanying enforcement notices (on files).
Plan B	Not to scale indicating situation alleged to exist about 1967.
Plan C	Scales 1/2500 and 1/500 Copy of plan accompanying application for planning permission to rebuild stables, dated 12 October 1967 (See Document 18).
Plan D	Scale 1/1250 Reproduction of part of Ordnance Survey Map - 1964 edition.
Plan E	Scale 1/500 Site plan.
Plan F	Scale 1/2500 indicating allocation of site and surroundings.
Plan G	Scale 1/500 indicating existing layout of site.
Plan H	Scale 1/500 indicating location of appeal site and site of appeal referred to in Document 10.

PHOTOGRAPHS

Photograph 1	Aerial photograph of site dated 1966.

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT7'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER


Lansing
Please return for environmental disposal
CRESCENT
BUILDBASE
www.crescentbs.com


Lansing


CW89263


CW89264
CW
PLANT HIRE
CCAU 340754 2
22G1




BOOKING A MINICAB
JUST GOT EASIER
Download our FREE booking app
247 cars
Available on the App Store
Google play
01895 247 247
0208 841 4444
www.247cars.co.uk
PAY IN CAR BY CHIP & PIN




SUPPLIED BY
C
C
A
LONDON
020 7929 4944
HULL
01482 326826
BRISTOL


H+H
H+H
H+H
H+H
H+H
LG65 YFX
MD06 NLA

RIPPING
MUNCHING OPEN AI
T HANDLING GADGET
HARD TOP ACTION

RIPPING
MUNCH
T HANDL
HARD TO
YTONG
YTONG


IBSTOCK
Please return for environmental disposal
CRESCENT
BUILDBASE
www.crescentbs.com


PETERSEN TEGL
100%


TYONG
TYONG
TYONG


IBSTOCK
IBSTOCK




TP07 SAV




STILL














WILLIAM BOWER & SONS LTD


ULSAGUARD


ULSAGUARD








Offices


IBSTOCK
THERMALITE





IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT9'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

Allianz

Statement of Fact

This Policy, Schedule and Statement of Fact should be read together as they form your Insurance Contract.

They have been prepared in accordance with information that we have received from you through your Insurance Adviser.

It is important that you check all the information immediately. If any of the information is incorrect you must contact your Insurance Adviser immediately. Failure to do so could invalidate the policy from inception or result in a claim being repudiated.

We strongly recommend that you keep a record of all information you have provided to your Insurance Adviser.

Policy No:	18/BB/13151164/04
The Insured:	Mr Richard Tillyer
Effective Date:	08/08/2017
Insurance Adviser:	CCV Cardiff Insurance Brokers
Business Description:	Property Owner

Basis of Acceptance

Allianz Insurance plc has accepted this risk based on the provision of the following information:

Number of Premises	7
The percentage of Premises insured that are unoccupied	0.00%
Date business established	04/2006

Premises Specific Questions

Address of Premises:	1-7 Meadow Cottage, Trout Road, West Drayton, Middlesex, United Kingdom, UB7 7RT
Building use:	Sale, Maintenance & repair of motor vehicles(Exc paint spraying)

Are the Premises multi-tenure?	No

(Multi-tenure = a single Premises with more than one tenant where the portions occupied by the tenants are not divided by walls/floors of fire-resisting construction.)

What year were the Premises built?	1920
Do the Premises have a current I.E.E. Electrical Certificate?	Yes
Is there 24 hour security at the Premises?	No
Are the Premises regularly inspected for damage and such inspections recorded?	Yes
Is there an Automatic Teller Machine (ATM) on the Premises?	No

ACOM3212
Allianz Insurance plc. Registered in England number 84638. Registered office: 57 Ladymead, Guildford, Surrey, GU1 1DB, United Kingdom.
Allianz Insurance plc is a member of the Association of British Insurers.
Allianz Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Financial Services Register number 121849.

Date: **22 April 2016**

Mr Richard Tillyer
1-3 Meadow Cottages
Trout Road
West Drayton
Middlesex
UB7 7RT

Policy Reference:
71/TIRX01PO02

Recommended Insurer:
Allianz

Policy No:
TBA

Existing Insurer
Oyster Property Insurance
Underwritten by Aviva

Policy No:
24839980 CHC/71920

Expiry Date:
26/04/2016

Renewing your Property Portfolio Insurance

Dear Mr Tillyer

CCV Cardiff puts itself at the heart of what's important to you. As an insurance specialist we work hard to know our customers better than anyone else and we hope you have been happy with your policy and the relevant and personal service we provide.

Your property insurance is due for renewal on 27/04/2016 and we'd like to continue to provide you with cover which is best suited to your requirements. With that in mind, we have reviewed your policy and have suggested an alternative which we think you may prefer.

Details about options, **YOUR CURRENT INSURANCE POLICY** and any additional products you may have previously selected and also our new **RECOMMENDED INSURANCE POLICY**, are printed overleaf. They are clearly titled in separate boxes, along with levels of cover found in **YOUR INSURANCE REQUIREMENTS AND OUR RECOMMENDATION.**

Once you've read through and have understood your current and our proposed policies please phone us on 029 2044 1238 and let our renewals team know whether you'd like to renew your current insurance policy as it stands, or whether you'd like to renew your cover with our suggested policy

You currently pay for your insurance up front as a one off payment, but you can pay using our convenient direct debit scheme which helps to spread the cost over the year, or by another method.

I hope that this is all clear and you will call ourselves so that we can keep you covered. Getting the right cover in place is important from your perspective, and ours, because we want you to remain a satisfied CCV Cardiff customer for many years to come.

We are ready and waiting for your call 029 2044 1238.

Yours sincerely,

Christian Jones Cert CII
CCV Cardiff
Account Executive
Christian.jones@ccvcardiff.co.uk

The total cost for your recommended policy is:
£2,965.31

The total cost for your current policy is:
£3,336.70

Contact Us

029 2044 1238

Christian.jones@ccvcardiff.co.uk

Opening Hours

Monday – Friday
9.00am – 5.00pm

AVIVA

Property Certificate

Agent Ref - 71 / 0048000
Policy No - 24839980 NCHC / 71920
Sch No - 1

Insured	Mr Richard Tillyer
The Premises	1-7 Meadow Cottages Trout Road, West Drayton Middlesex
Post Code	UB7 7RT
Risk Occupation	Motor vehicle repair centre and offices - no spraying of vehicles.
Construction	Standard Construction
Period of Insurance	from 27/04/2015 to 26/04/2016
Covers Applicable	'All Risks' of physical loss or damage including, but not restricted to: Fire, Lightning, Earthquake, Explosion, Aircraft, Riot, Civil Commotion, Malicious Damage, Theft, Storm, Flood, Escape of Water, Impact, Accidental Damage and Subsidence

Policy Excess	
All Perils excess, unless otherwise stated below	£350
Fire, Lightning, Earthquake, Explosion, Aircraft, Riot & Civil Commotion	Nil
Escape of Water	£350
Flood	£2,500
Theft & Attempted Theft	£350
Malicious Damage	£350
Subsidence	£1,000

Sum Insured		
Buildings Declared Value	£310,682	
Buildings Reinstatement Cost	£419,421	
Loss of Rent Receivable	£0	0 Months
Landlords Contents	£0	
Employers Liability	Not Insured	
Legal Expenses – see attached endorsement	Not Insured	
Property Owners Liability	£5,000,000	for any one event

Premiums	**Annual**	**First**
Buildings	£597.27	£597.27
Landlords Contents	£0.00	£0.00
Loss of Rent	£0.00	£0.00
Property Owners Liability	£0.00	£0.00
Employers Liability	£0.00	£0.00
Legal Expenses	£0.00	£0.00
Terrorism	£0.00	£0.00
Total Insurance Premium Tax	£35.84	£35.84
Total Amount Payable	£633.11	£633.11

Notes

For full details of your cover please refer to your policy wording (a further copy can be supplied upon request)

The policy excludes lettings to DSS/Housing Association/Local Authority placements/asylum seekers and students.

Reason for Issue: Renewal

Aviva Insurance Limited. Registered in Scotland, No. 2116. Registered Office: Pitheavils, Perth, PH2 0NH
Authorised and regulated by the Financial Conduct Authority

The Schedule

Agency	Oyster Property Insurance Specialists Limited
Policy No.	24839980 NCHC / 71920 **Branch & Agent No.** 71 / 0048000
The Insured	Mr Richard Tillyer
Address	1-3 Meadow Cottages Trout Road, West Drayton Middlesex
Post Code	UB7 7RT
The Business	Owner of the properties as detailed in the property certificates
Period of Insurance from	27/04/2015 to 26/04/2016

Premium

First Premium	£2.989.36	Annual Premium	£2.989.36
Insurance Premium Tax	£179.36	Insurance Premium Tax	£179.36
Total Amount including IPT	£3.168.72	**Total Amount including IPT**	£3.168.72

Property - Material Damage Cover

The Property Insured

Item No. 1	Buildings, the property of the Insured, or for which they are responsible anywhere in Great Britain, Northern Ireland, The Channel Islands or The Isle of Man as detailed in the property certificates attached.
Declared Value	£1,653,836
Sum Insured	£2,232,678
Covers applicable:	See individual property certificates for details of covers applicable
Policy Excesses:	See individual property certificates for details of excesses applicable

oyster
Property Insurance Specialists Limited

Cover Summary
Index Linked by 1.3%

Insured	Mr Richard Tillyer
Risk Address	1-7 Meadow Cottages Trout Road, West Drayton Middlesex UB7 7RT
Covers	'All Risks' of physical loss or damage including, but not restricted to Fire, Lightning, Earthquake, Explosion, Aircraft, Riot, Civil Commotion, Malicious Damage, Theft, Storm, Flood, Escape of Water, Impact, Accidental Damage and Subsidence
Excess	Fire, Lightning, Earthquake, Explosion, Aircraft, Riot and Civil Commotion. Nil Subsidence £1,000 All other damage, unless otherwise stated £350 Flood £2,500
Occupation	Motor vehicle repair centre and offices - no spraying of vehicles.
Buildings Declared Value	£304,889
Buildings Sum Insured	£411,600
Rent	£0 Indemnity Period 0 Months
Landlord's Contents	£0
Property Owners Liability	£5,000,000 for any one event
Employers Liability	Not Insured
Legal Expenses	Not Insured
Notes	Flood Excess £2,500
Note of Interest	
General Cover Premium	£591.72 Including 6% Insurance Premium Tax
Terrorism Premium	£32.32 Including 6% Insurance Premium Tax

Insurance 2014

AVIVA

Property Schedule

BUILDINGS, LOSS OF RENT & OWNERS LIABILITY INSURANCE

Insured Mr Richard Tillyer

The Premises 1-7 Meadow Cottages
Trout Road, West Drayton
Middlesex

Agent Ref 71 / 0048000
Policy No 24839980 NCHC / 71920
Property Sch No 0001

Post Code UB7 7RT

Risk Occupation Motor vehicle repair centre and offices

Period of Insurance from 27/04/2012 to 26/04/2013

Contingencies Applicable

'All Risks' of physical loss or damage including, but not restricted to:
Fire, Lightning, Earthquake, Explosion, Aircraft, Riot, Civil Commotion, Malicious Damage, Theft, Storm, Flood, Escape of Water, Impact, Accidental Damage and Subsidence

Deductibles

Fire, Lightning, Earthquake, Explosion, Aircraft, Riot & Civil Commotion	Nil
Subsidence	£1,000
Flood	£2,500
Unless otherwise stated, all other Damage	£350

Sum Insured (* the figure in brackets represents the current reinstatement cost)

Buildings	£405,506	*(£300,375)
Rent Receivable (Months)	£0	
Contents	£0	
Employers Liability	Not Insured	
Public Liability	£5,000,000	for any one event

Premiums	**Annual**	**First**
Buildings	£357.12	£357.12
Contents	£0.00	£0.00
Business Interruption	£0.00	£0.00
Liability	£0.00	£0.00
Terrorism	£0.00	£0.00
Total Amount Payable (Inclusive of Tax)	£378.54	£378.54
Total Amount Payable includes Insurance Premium Tax of	£21.43	£21.43

Notes **Flood Excess £2,500**

Reason for Issue: Renewal

OSTAG7372 08.2011 (G)

Issued: 26th April 2012

Aviva Insurance Limited. Registered in Scotland, No. 2116. Registered Office: Pitheavlis, Perth PH2 0NH.
Authorised and regulated by the Financial Services Authority

AVIVA

Property Schedule

BUILDINGS, LOSS OF RENT & OWNERS LIABILITY INSURANCE

Insured Mr Richard Tillyer

The Premises 1-7 Meadow Cottages
Trout Road, West Drayton
Middlesex

Agent Ref 71 / 0048000
Policy No 24839980 CHC / 71920
Property Sch No 0001

Post Code UB7 7RT

Risk Occupation Motor vehicle repair centre and offices

Period of Insurance from 27/04/2011 to 26/04/2012

Contingencies Applicable
'All Risks' of physical loss or damage including, but not restricted to:
Fire, Lightning, Earthquake, Explosion, Aircraft, Riot, Civil Commotion, Malicious Damage, Theft, Storm, Flood, Escape of Water, Impact, Accidental Damage and Subsidence

Deductibles

Fire, Lightning, Earthquake, Aircraft, Riot & Civil Commotion	Nil
Subsidence	£1,000
Flood	£2,500
Unless otherwise stated, all other Damage	£ 350

Sum Insured (* the figure in brackets represents the current reinstatement cost)

Buildings	£393,696	*(£291,627)
Rent Receivable (Months)	£0	
Contents		
Employers Liability	Not Insured	
Public Liability	£5,000,000	for any one event

Premiums	**Annual**	**First**
Buildings	£346.72	£346.72
Contents	£0.00	£0.00
Business Interruption	£0.00	£0.00
Liability	£0.00	£0.00
Terrorism	£0.00	£0.00
Total Amount Payable (Inclusive of Tax)	£367.52	£367.52
Total Amount Payable includes Insurance Premium Tax of	£20.80	£20.80

Notes **Flood Excess £2,500**

Reason for Issue: New Business

Issued: 3 May 2011

9001
OSIP67941 07.2009 (A)

Policy Number	Effective From	Produced on
24164550 CPO	27th April 2010	11/04/10

Occupation and Sum Insured Split Industrail Units
1-3 Meadow Cottages

Unit 1	Motor Vehicle Repair	£30954
Unit 2	Motor Vehicle Repair	£30954
Unit 3	Motor Vehicle Repair	£30954
Units 4/5	Motor Vehicle Repair	£61908
Unit 6	Motor Vehicle Repair	£30954
Unit 7	Office	£30954
Toilet block adjacent to Unit 7		£15505
Mechanical Plant Store		£30954
	Total	£263137

ENDORSEMENT

Your excess in respect of Damage caused by or resulting from Storm or Flood as insured by this section is increased to £2500.

However the increased Excess does not apply to Damage caused by or resulting from ingress of rain via the roof of The Premises.

Insurance 2010

Policy Number	Effective From	Produced on
24164550 CPO	27th April 2009	07/04/09

Property Damage - Specified Contingencies — Risk 1

The Premises

Industrial Units, 1-3 Meadow Cottages, Trout Road, West Drayton, Middlesex UB7 7RT

Description/Occupation of Property Insured

Occupied as per memorandum

Item	Description	Sum Insured
1	Buildings including landlords' fixtures and fittings outbuildings, extensions and annexes adjoining or communicating with the building to which this item relates and boundary walls, gates and fences at The Premises except where such property is more specifically insured.	£279,873
	Total Risk Sum Insured	£279,873

Contingencies applicable - A,B,C,E,G,N,P,R,S,T

Excess
- Contingency E - £350
- Contingency N - £350
- Contingency P - £350
- Contingency R - £350
- Contingency T - £100

Policy Condition 13 - Index Linking - applies to Item(s) 1

Occupation and Sum Insured Split Industrail Units 1-3 Meadow Cottages

Unit 1 Builders Workshop	£30954
Unit 2 Stone Masons Workshop	£30954
Unit 3 Motor Repair Workshop	£30954
Units 4/5 Motor Repair Workshop	£61908
Unit 6 Motor Repair Workshop	£30954
Unit 7 Antique Restoration Workshop	£30954
Toilet block adjacent to Unit 7	£15505
Mechanical Plant Store	£30954
Total	£263137

PROPERTY 2009

Property Damage - Specified Contingencies — Risk 1

The Premises

Industrial Units, 1-3 Meadow Cottages, Trout Road, West Drayton, Middlesex UB7 7RT

Description/Occupation of Property Insured

Occupied as per memorandum

Item	Description	Sum Insured
1	Buildings including landlords' fixtures and fittings outbuildings, extensions and annexes adjoining or communicating with the building to which this item relates and boundary walls, gates and fences at The Premises except where such property is more specifically insured.	£263,137
	Total Risk Sum Insured	£263,137

Contingencies applicable - A,B,C,E,G,N,P,R,S,T

Excess
- Contingency E - £250
- Contingency N - £250
- Contingency P - £250
- Contingency R - £250
- Contingency T - £100

Policy Condition 13 - Index Linking - applies to Item(s) 1

Occupation and Sum Insured Split Industrail Units 1-3 Meadow Cottages

Unit 1 Builders Workshop	£30954
Unit 2 Stone Masons Workshop	£30954
Unit 3 Motor Repair Workshop	£30954
Units 4/5 Motor Repair Workshop	£61908
Unit 6 Motor Repair Workshop	£30954
Unit 7 Antique Restoration Workshop	£30954
Toilet block adjacent to Unit 7	£15505
Mechanical Plant Store	£30954
Total	£263137

Insurance 2008

Policy Number	Effective From	Produced on
24164550 CPO	27th April 2007	27/04/07

Property Damage - Specified Contingencies — Risk 1

The Premises

Industrial Units, 1-3 Meadow Cottages, Trout Road, West Drayton, Middlesex UB7 7RT

Description/Occupation of Property Insured

Occupied as per memorandum

Item	Description	Sum Insured
1	Buildings including landlords' fixtures and fittings outbuildings, extensions and annexes adjoining or communicating with the building to which this item relates and boundary walls, gates and fences at The Premises except where such property is more specifically insured.	£251,827
	Total Risk Sum Insured	£251,827

Contingencies applicable - A,B,C,E,G,N,P,R,S,T

Excess
- Contingency E - £250
- Contingency N - £250
- Contingency P - £250
- Contingency R - £250
- Contingency T - £100

Policy Condition 13 - Index Linking - applies to Item(s) 1

Insurance 2007

Occupation and Sum Insured Split Industrail Units
1-3 Meadow Cottages

Unit 1	Builders Workshop	£27997
Unit 2	Stone Masons Workshop	£27997
Unit 3	Motor Repair Workshop	£27997
Units 4/5	Motor Repair Workshop	£55994
Unit 6	Motor Repair Workshop	£27997
Unit 7	Antique Restoration Workshop	£27997
Toilet block adjacent to Unit 7		£14024
Mechanical Plant Store		£27997
	Total	£238000

NORWICH UNION
CGU Insurance plc Registered in Scotland No. 2116
Registered Office: Pitheavlis, Perth, Scotland PH2 0NH
A member of the Aviva group.
Authorised and regulated by the Financial Services Authority.

SCHEDULE CONTINUED

Policy Number	Effective From	Produced on
4164550 CPO	27th April 2006	28/03/06

Property Damage - Specified Contingencies

Risk 1

Location Of Property Insured

Industrial Units, 1-3 Meadow Cottages, Trout Road, West Drayton, Middlesex UB7 7RT

Description/Occupation of Property Insured

Occupied as per memorandum

Item	Description	Sum Insured
1	Buildings including landlords' fixtures and fittings outbuildings, extensions and annexes adjoining or communicating with the building to which this item relates and boundary walls, gates and fences at The Premises except where such property is more specifically insured.	£238,000
	Total Risk Sum Insured	£238,000

Contingencies applicable - A,B,C,E,G,N,P,R,S,T

Excess
- Contingency E - £250
- Contingency N - £250
- Contingency P - £250
- Contingency R - £250
- Contingency T - £100

Policy Condition 13 - Index Linking - applies to Item(s) 1

Occupation and Sum Insured Split Industrail Units 1-3 Meadow Cottages

Unit 1	Builders Workshop	£27997
Unit 2	Stone Masons Workshop	£27997
Unit 3	Motor Repair Workshop	£27997
Units 4/5	Motor Repair Workshop	£55994
Unit 6	Motor Repair Workshop	£27997
Unit 7	Antique Restoration Workshop	£27997
Toilet block adjacent to Unit 7		£14024
Mechanical Plant Store		£27997
	Total	£238000

Insurance 2006
1-7 workshops.

RISK 1 COMPLETED
SCHEDULE CONTINUED

NORWICH UNION

Policy No: 54 CPO2176433	**Date of Issue:** 31st March 2005
	Date Effective: 27th April 2005

SCHEDULE OF COVER (cont/...)

or
(b) contract work executed
or
(c) products supplied with the knowledge of the Insured for use in, on or for (including travel to or from or within) any offshore accommodation exploration drilling or production rig/installation or offshore support vessel.

Occupation Clause

The Industrial Units situate 1-3 Meadow Cottages are valued and occupied as follows :-

DESCRIPTION		SUM INSURED
Unit 1	Builders Workshop	£26,050
Unit 2	Stone Masons Workshop	£26,050
Unit 3	Motor Repair Workshop	£26,050
Units 4/5	Motor Repair Workshop	£52,100
Unit 6	Motor Repair Workshop	£26,050
Unit 7	Antique Restoration Workshop	£26,050
	Toilet Block adjacent to Unit 7	£13,050
Mechanical Plant Store		£26,050

1-7 Workshops.
Insurance
2005

Culver Insurance Brokers

INVOICE

Richard Tillyer
1/3 Meadow Cottages
Trout Road
West Drayton
Middlesex
UB7 7RT

Ref: 7045/81607
Date: 16th April 2004

Insurance
2004

Type of Insurance	Let Properties
Insurer	NIG
Policy Number	LCR/002962208
Renewal Date	27th April 2004
Reason for issue	Renewal
Payment Method	Cheque

Premium	£ 850.86
IPT	£ 42.54
Total Payable	£ 893.40

Effective From 27th April 2004 to 27th April 2005

Paid
26/4/04

E. & O. E.
Terms of payment strictly 30 days from date of invoice.

Culver Insurance Brokers Limited
Llanmaes, Michaelston Road, St. Fagans, Cardiff CF5 6DU (also Registered Office)
Telephone: +44 (0)29 2067 0067 Facsimile: +44 (0)29 2057 6290
e-mail: enquiries@culverinsurance.com
Registered No. 2560948
Part of Culver Holdings plc
A member of the Willi...

MEMBER
General Insurance
STANDARDS COUNCIL

Risk Address:	1-3 Meadow Cottages Trout Road West Drayton Middx
Post Code:	UB7 7RT
Business:	Industrial Units

SECTION 1 : THE STRUCTURE

DESCRIPTION	SUM INSURED £
Unit 1 Builders Workshop	20,000
Unit 2 Stone Mason W/shop	20,000
Unit 3 Motor Repair W/shp	20,000
Units4/5 Motor Repair Wsp	40,000
Unit 6 Motor Repair W/shp	20,000
Unit 7 Antique Restoratio	20,000
Toilet Block adj Unit 7	10,000
Mechanical Plant Store	5,000

Excesses	Amount
Excess	£200

SECTION 1 : LANDLORDS CONTENTS — NOT INSURED

SECTION 3 : PUBLIC LIABILITY

DESCRIPTION	INDEMNITY LIMIT £
Public and Property Owners Liability	2,000,000

SECTION 4 : RENT RECEIVABLE — NOT INSURED

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT10'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

PRK015

Direct Debit.

NATIONAL NON-DOMESTIC RATE BILL

LB Hillingdon Revenues & Benefits Service,PO Box 1120, Number 1 Market Street, Nelson, Lancs, BB9 7LJ
Tel. No. 0300 1231384 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2018.

HILLINGDON
LONDON

MULTIPLIERS FOR 2017 - 2018 are :-

- **Non-domestic rating multiplier 47.9p (0.479)**
- **Small business non-domestic rating multiplier 46.6p (0.466)**

NEW Bill Field D/D 3/10/17.

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDX
UB7 7RT

000965

Date of Issue: **03-OCT-2017**

50000	0.4660	23300.00
	0.4790	23950.00

TRANSITIONAL CALCULATION

BASE LIABILITY (BL)	19965.00
APPROPRIATE FRACTION (AF)	1.1475
= 1.02 x 1.125	22909.84

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500513210	50000	land used for storage and premises	LAND ADJ MEADOW COTTAGES TROUT ROAD

DESCRIPTION	FROM	TO	AMOUNT
Balance Brought Forward			20837.50
Charge For Period R V 50000	01-APR-2017	31-MAR-2018	23300.00
Transitional Relief For Period	01-APR-2017	31-MAR-2018	-390.16
Revaluation Support For 2017	01-APR-2017	31-MAR-2018	-236.09
Payments Received As At Date Of Issue			-19442.34

00449400 / 158017 / 000965 / 1 of 1 / 000000

METHOD OF PAYMENT : DIRECT DEBIT PAYMENTS MONTHLY **24068.91**

First instalment due on 01-NOV-2017 1 X 4812.91
4 Other instalments due on 01-DEC-2017 to 01-MAR-2018 4 X 4814.00

DATE _____

Reference Number:
500513210

Cashier's stamp

Bank Giro Credit

LLOYDS BANK
LBH BUSINESS RATES HOCA

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	24068.91

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
30 - 00 - 00	00281077	73

Please do not write or mark below this line

dat Billing Services 0844 324 1000

<500513210< 300000+ 00281077< 73 X

NATIONAL NON-DOMESTIC RATE BILL

HILLINGD
LONDON

...es & Benefits Services, PO Box 531, SALE, M33 0FQ.
...384 (9.00 a.m. to 5.00 p.m.)
...nt has made a National Non-Domestic Rate for the year ending the 31st March 2017.

...IERS FOR 2016 - 2017 are :-
...n-domestic rating multiplier 49.7p (0.497)
- Small business non-domestic rating multiplier 48.4p (0.484)

Mr Rj Tillyer
Land Adj Meadow Cottages
Trout Road
Yiewsley West Drayton
Middx
UB7 7RT

000006/HILLND

Date of Issue: **31-JAN-2017**

41250	0.4840	19965.00
	0.4970	20501.25

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500513210	41250	land used for storage and premises	LAND ADJ MEADOW COTTAGES TROUT ROAD

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 41250	01-APR-2016	31-MAR-2017	20501.25
				20501.25

Liability for this year

00420695 / 601578 / 000006 / 3 of 4 / 000000

DATE _____

Bank Giro Credit

Reference Number:
500513210

Cashier's stamp

LLOYDS BANK
LBH BUSINESS RATES HOCA

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
30 - 00 - 00	00281077	73

Please do not write or mark below this line

<500513210< 300000+ 00281077< 73 X

NATIONAL NON-DOMESTIC RATE BILL

& Benefits Services, PO Box 531, SALE, M33 0FQ.
(8.00 a.m. to 5.00 p.m.)
made a National Non-Domestic Rate for the year ending the 31st March 2017.

HILLINGDON
LONDON

S FOR 2016 - 2017 are :-
omestic rating multiplier 49.7p (0.497)
all business non-domestic rating multiplier 48.4p (0.484)

Date of Issue: **31-JAN-2017**

41250	0.4800	19800.00
	0.4930	20336.25

Mr Rj Tillyer
Land Adj Meadow Cottages
Trout Road
Yiewsley West Drayton
Middx
UB7 7RT

3030051ILEND

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500513210	41250	land used for storage and premises	LAND ADJ MEADOW COTTAGES TROUT ROAD

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 41250	01-APR-2015	31-MAR-2016	20336.25
			20336.25

Liability for this year

DATE _____

Reference Number:
500513210

Cashier's stamp

Bank Giro Credit

LLOYDS BANK
LBH BUSINESS RATES HOCA
ACCOUNT:
LONDON BOROUGH OF HILLINGDON
PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze
TOTAL CASH
Cheques, PO's etc

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE	£
30 - 00 - 00	00281077	73	

Please do not write or mark below this line

<500513210< 300000+ 00281077< 73 X

PRK

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

LB Hillingdon Revenues & Benefits Services, PO Box 531, SALE, M33 0FQ.
Tel. No. 0300 1231384 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2018.

MULTIPLIERS FOR 2017 - 2018 are :-
- **Non-domestic rating multiplier 47.9p (0.479)**
- **Small business non-domestic rating multiplier 46.6p (0.466)**

MR RJ TILLYER
LAND ADJ MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDX
UB7 7RT

000092

Date of Issue: **09-JUN-2017**

50000	0.4660	23300.00
	0.4790	23950.00

TRANSITIONAL CALCULATION

BASE LIABILITY (BL)	19965.00
APPROPRIATE FRACTION (AF)	1.1475
= 1.02 x 1.125	22909.84

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500513210	50000	land used for storage and premises	LAND ADJ MEADOW COTTAGES TROUT ROAD

DESCRIPTION	FROM	TO	AMOUNT
Balance Brought Forward			20837.50
Charge For Period R V 50000	01-APR-2017	31-MAR-2018	23300.00
Transitional Relief For Period	01-APR-2017	31-MAR-2018	-390.16
			43747.34

METHOD OF PAYMENT : DIRECT DEBIT PAYMENTS

First instalment due on 01-JUL-2017 — 1 X 4859.34
8 Other instalments due on 01-AUG-2017 to 01-MAR-2018 — 8 X 4861.00

00435425 / 830147 / 000092 / 1 of 1 / 000000

DATE _____

Bank Giro Credit

Reference Number:
500513210

Cashier's stamp

LLOYDS BANK
LBH BUSINESS RATES HOCA

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze

TOTAL CASH

Cheques, PO's +

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE	£
30 - 00 - 00	00281077	73	43747.3

Please do not write or mark below this line

<500513210< 300000+ 00281077< 73 X

RK015

41250

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

LB Hillingdon Revenues & Benefits Services, PO Box 531, SALE, M33 0FQ.
Tel. No. 0300 1231384 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2017.

MULTIPLIERS FOR 2016 - 2017 are :-
- **Non-domestic rating multiplier 49.7p (0.497)**
- **Small business non-domestic rating multiplier 48.4p (0.484)**

Mr Rj Tillyer
Land Adj Meadow Cottages
Trout Road
Yiewsley West Drayton
Middx
UB7 7RT

000006/HILLND

Date of Issue: **31-JAN-2017**

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500513210			LAND ADJ MEADOW COTTAGES TROUT ROAD

DESCRIPTION	FROM	TO	AMOUNT
Charges for Year 2016	01-APR-2016	31-MAR-2017	20501.25
Charges for Year 2015	01-APR-2015	31-MAR-2016	20336.25
			40837.50

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

First instalment due on 01-MAR-2017

1 X 40837.50

00420695 / 801578 / 000006 / 1 of 4 / 000000

DATE _____

Reference Number:
500513210

Cashier's stamp

Bank Giro Credit

LLOYDS BANK
LBH BUSINESS RATES HOCA

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze

TOTAL CASH

Cheques, PO's +

£ 40837.50

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
30 - 00 - 00	00281077	73

Please do not write or mark below this line

<500513210< 300000+ 00281077< 73 X

dbl Billing Services 0844 324 1000

MARVIN

Aug 16	616.72	paid 24/07/17 ✓
Sep 16	616.72	paid 24/07/17 ✓
Oct 16	616.72	
Nov 16	616.72	
Dec 16	616.72	
Jan 17	616.72	
Feb 17	616.72	
Mar 17	616.72	
April 17	616.72	
May 17	616.72	
June 17	616.72	
July 17	616.72	

TOTAL BACK RATES TO PAY £7400.53

2017/18 CURRENT RATES

Aug 17	616.72
Sep 17	616.72
Oct 17	616.72
Nov 17	616.72
Dec 17	616.72
Jan 18	616.72
Feb 18	616.72
Mar 18	616.72

PAYMENTS ARE 3 TIMES £616.72 = £1850.16 for 6 mths to clear back rates and current rates

THEN PAYMENTS WILL BE RENT + £616.72

WEST MOTORS

Nov 16	572.59	paid25/07/17	✓
Dec 16	572.59	paid25/07/17	✓
Jan 17	572.59		
Feb 17	572.59		
Mar 17	572.59		
Apr 17	572.59		
May 17	572.59		
Jun 17	572.59		
Jul 17	572.59		

PAYMENTS ARE 3 TIMES £572.59 = £1717.77 for 4.5 mths to clear back and current rates

AFTER 4.5 MTHS PAYMENTS WILL BE RENT + £572.59 CURRENT RATES INC.

TOTAL BACK RATES £6864.71

2017/18 CURRENT RATES

Aug 17	572.59	paid25/07/17
Sep 17	572.59	
Oct 17	572.59	
Nov 17	572.59	
Dec 17	572.59	
Jan 18	572.59	
Feb 18	572.59	
Mar 18	572.59	

THEO -

Aug 16	529.21	paid 31/07/17	✓
Sep 16	529.21	paid 31/07/17	✓
Oct 16	529.21		
Nov 16	529.21		£1587.63 x 6 mths + rent then rent plus £529.21 to clear back and current rates
Dec 16	529.21		
Jan 17	529.21		
Feb 17	529.21		
Mar 17	529.21		AFTER 6 MTHS PAYMENT WILL BE RENT + £529.21
April 17	529.21		
May 17	529.21		
June 17	529.21		
July 17	529.21		

TOTAL BACK RATES TO PAY £6350.59

2017/18 CURRENT RATES

Aug 17	529.21	paid	✓
Sep 17	529.21		
Oct 17	529.21		
Nov 17	529.21		
Dec 17	529.21		
Jan 18	529.21		
Feb 18	529.21		
Mar 18	529.21		

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

Hillingdon Revenues & Benefits Service,PO Box 1120, Number 1 Market Street, Nelson, Lancs, BB9 7LJ
Tel. No. 0300 1231384 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2018.

MULTIPLIERS FOR 2017 - 2018 are :-

- **Non-domestic rating multiplier 47.9p (0.479)**
- **Small business non-domestic rating multiplier 46.6p (0.466)**

Date of Issue: **03-OCT-2017**

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDX
UB7 7RT

000142

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500519429			MAIN WORKSHOP ADJ HOUSE, MEADOW COTTAGE TROUT ROAD

DESCRIPTION	FROM	TO	AMOUNT
Charges for Year 2017	01-APR-2017	31-MAR-2018	4605.07
Charges for Year 2016	01-APR-2016	31-MAR-2017	4646.40
Charges for Year 2015	01-APR-2015	31-MAR-2016	4608.00
Payments Received As At Date Of Issue			-5692.69
			8166.78

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

First instalment due on 01-NOV-2017 — 1 X 1634.78
4 Other instalments due on 01-DEC-2017 to 01-MAR-2018 — 4 X 1633.00

00449400 / 158018 / 000142 / 1 of 6 / 000000

DATE _____

Bank Giro Credit

Reference Number:
500519429

Cashier's stamp

LLOYDS BANK
LBH BUSINESS RATES HOCA

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze

TOTAL CASH

Cheques, PO's +

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
30 - 00 - 00	00281077	73

£ 81(

Please do not write or mark below this line

dat Billing Services 0844 324 1000

NATIONAL NON-DOMESTIC RATE BILL

& Benefits Services, PO Box 531, SALE, M33 0FQ.
(9.00 a.m. to 5.00 p.m.)
has made a National Non-Domestic Rate for the year ending the 31st March 2017.

HILLINGDON
LONDON

RS FOR 2016 - 2017 are :-
domestic rating multiplier 49.7p (0.497)
mall business non-domestic rating multiplier 48.4p (0.484)

Mr Rj Tillyer
Land Adj Meadow Cottages
Trout Road
Yiewsley West Drayton
Middx
UB7 7RT

000006/HILLND

Date of Issue: **31-JAN-2017**

41250	0.4800	19800.00
	0.4930	20336.25

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500513210	41250	land used for storage and premises	LAND ADJ MEADOW COTTAGES TROUT ROAD

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 41250	01-APR-2015	31-MAR-2016	20336.25
			20336.25

Liability for this year

00420695 / 601578 / 000006 / 2 of 4 / 000000

DATE _____

Reference Number:
500513210

Cashier's stamp

Bank Giro Credit

LLOYDS BANK
LBH BUSINESS RATES HOCA

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
30 - 00 - 00	00281077	73

£

Please do not write or mark below this line

dsi Billing Services 0344 324 1000

<500513210< 300000+ 00281077< 73 X

NATIONAL NON-DOMESTIC RATE BILL

LB Hillingdon Revenues & Benefits Services, PO Box 531, SALE, M33 0FQ.
Tel. No. 0300 1231384 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2017.

HILLINGDON
LONDON

MULTIPLIERS FOR 2016 - 2017 are :-

- **Non-domestic rating multiplier 49.7p (0.497)**
- **Small business non-domestic rating multiplier 48.4p (0.484)**

Mr Rj Tillyer
Meadow Cottage
Trout Road
Yiewsley West Drayton
Middlesex
UB7 7RT

000049/HILLND

Date of Issue: **08-APR-2016**

3150	0.4810	1515.15
	0.4850	1527.75

REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
500045032	3150	Other Leisure	MEADOW COTTAGE TROUT ROAD

DESCRIPTION	FROM	TO	AMOUNT
Balance Brought Forward			-8401.00
SAME AS EVERY YEAR REF N°			
			8401.00CR

This notice is for your information. NO PAYMENT IS NECESSARY

00388337 / 285997 / 000049 / 1 of 1 / 000000

DATE _____

Reference Number:
500045032

Cashier's stamp

Bank Giro Credit

LLOYDS BANK
LBH BUSINESS RATES HOCA

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50		
Notes £20		
Notes £10		
Notes £5		
Coins £1		
50p		
20p		
silver		
bronze		
TOTAL CASH		
Cheques, PO's +		
	£	

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
30 - 00 - 00	00281077	73

Please do not write or mark below this line

<500045032< 300000+ 00281077< 73 X

NATIONAL NON-DOMESTIC RATE BILL

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

HILLINGDON
LONDON

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2016.

MULTIPLIERS FOR 2015-2016 are:-

- **Non-domestic rating multiplier 49.3p (0.493)**
- **Small Business Non-Domestic rating multiplier 48.0p (0.480)**

Mr Rj Tillyer
1-3 Trout Meadow Cottages
Trout Road
Yiewsley West Drayton
Middlesex
UB7 7RT

002588

Date of Issue: **06-MAR-2015**

3100	0.4800	1488.00
	0.4930	1528.30

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 3100	01-APR-2015	31-MAR-2016	1488.00
				1488.00

1/4/15
A/E
Paid C Q

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2015 — 1 X 147.00
9 OTHER INSTALMENTS DUE ON 01-MAY-2015 TO 01-JAN-2016 — 9 X 149.00

00348396 / 593065 / 002588 ! 1 of 5 / 0 0 0 0 0 0

) 250004 (9.00 a.m. to 5.00 p.m.)
ment has made a National Non-Domestic Rate for the year ending the 31st March 2015.

HILLINGDON
LONDON

PLIERS FOR 2014-2015 are:-
on-domestic rating multiplier 48.2p (0.482)
Small Business Non-Domestic rating multiplier 47.1p (0.471)

Mr Rj Tillyer
1-3 Trout Meadow Cottages
Trout Road
Yiewsley West Drayton
Middlesex
UB7 7RT

005619

Date of Issue: **07-MAR-2014**

3100	0.4710	1460.10
	0.4820	1494.20

Deleted.

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3100	01-APR-2014	31-MAR-2015	1460.10
			1460.10

00293825 / 34769 / 05619 / 1 of 5 / 000000

Paid AE
CG

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2014
9 OTHER INSTALMENTS DUE ON 01-MAY-2014 TO 01-JAN-2015

1 X 146.10
9 X 146.00

DATE _____

Bank Giro Credit

4/4/14

Account Number:
500045032

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT
ACCOUNT:
LONDON BOROUGH OF HILLINGDON
PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze
TOTAL CASH
Cheques, PO's +

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE	
44 - 85 - 96	60485969	73	£ 1460.10

Please do not write or mark below this line

<500045032< 448596+ 60485969< 73 X

15/16

PRK015

NATIONAL NON-DOMESTIC RATE BILL

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2016.

HILLINGDC
LONDON

MULTIPLIERS FOR 2015-2016 are:-
- Non-domestic rating multiplier 49.3p (0.493)
- Small Business Non-Domestic rating multiplier 48.0p (0.480)

Mr Rj Tillyer
Adj Meadow Cottages
Trout Road
Yiewsley West Drayton
Middlesex
UB7 7RT

002589

Date of Issue: **06-MAR-2015**

16000	0.4800	7680.00
	0.4930	7888.00

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	ADJ MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	16000

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 16000	01-APR-2015	31-MAR-2016	7680.00
				7680.00

i/4
A1E
Paid CG

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2015 — 1 X 768.00
9 OTHER INSTALMENTS DUE ON 01-MAY-2015 TO 01-JAN-2016 — 9 X 768.00

00348396 / 593065 / 002589 # 1 of 5 / 000000

PRK015

NATIONAL NON-DOMESTIC RATE BILL

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

HILLINGDC
LONDON

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2016.

MULTIPLIERS FOR 2015-2016 are:-

- **Non-domestic rating multiplier 49.3p (0.493)**
- **Small Business Non-Domestic rating multiplier 48.0p (0.480)**

Mr Rj Tillyer
1-3 Trout Meadow Cottages
Trout Road
Yiewsley West Drayton
Middlesex
UB7 7RT

002588

Date of Issue: **06-MAR-2015**

3100	0.4800	1488.00
	0.4930	1528.30

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3100	01-APR-2015	31-MAR-2016	1488.00
			1/4
			A/E
			Paid C Q
			1488.00

00348396 / 593065 / 002588 / 1 of 5 / 0 0 0 0 0 0

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2015
9 OTHER INSTALMENTS DUE ON 01-MAY-2015 TO 01-JAN-2016

1 X 147.00
9 X 149.00

Copy.

NATIONAL NON-DOMESTIC RATE BILL

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

HILLINGDON
LONDON

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2014.

MULTIPLIERS FOR 2013-2014 are:-

- **Non-domestic rating multiplier 47.1p (0.471)**
- **Small Business Non-Domestic rating multiplier 46.2p (0.462)**

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

002793/Page 1 of 5/011599

Date of Issue: **08-MAR-2013**

3100	0.4620	1432.20
	0.4710	1460.10

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 3100	01-APR-2013	31-MAR-2014	1432.20
				1432.20

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2013
9 OTHER INSTALMENTS DUE ON 01-MAY-2013 TO 01-JAN-2014

1 X 145.20
9 X 143.00

DATE _____

Bank Giro Credit

Account Number:
500045032

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50		
Notes £20		
Notes £10		
Notes £5		
Coins £1		
50p		
20p		
silver		
bronze		
TOTAL CASH		
Cheques, PO's +		
	£	1432.20

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

Please do not write or mark below this line

<500045032< 448596+ 60485969< 73 X

dial Billing Services 0844 324 1000

NATIONAL NON-DOMESTIC RATE BILL

of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
) 250004 (9.00 a.m. to 5.00 p.m.)
ment has made a National Non-Domestic Rate for the year ending the 31st March 2014.

HILLINGDON
LONDON

PLIERS FOR 2013-2014 are:-
Non-domestic rating multiplier 47.1p (0.471)
Small Business Non-Domestic rating multiplier 46.2p (0.462)

MR RJ TILLYER
ADJ MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

002794/Page 1 of 5/011604

Date of Issue: **08-MAR-2013**

16000	0.4620	7392.00
	0.4710	7536.00

13/14

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	ADJ MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	16000

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 16000	01-APR-2013	31-MAR-2014	7392.00
Paid A/C 3/4/13				
				7392.00

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2013 1 X 741.00
9 OTHER INSTALMENTS DUE ON 01-MAY-2013 TO 01-JAN-2014 9 X 739.00

need your customer number and a debit or credit card.

You may be able to spread the cost of your water bill if you switch to Direct Debit. Visit **www.affinitywater.co.uk/directdebit** for more information or to complete a form.

If you would like to set up a payment plan visit **www.affinitywater.co.uk** click 'My Bill' then 'Other ways to pay'. There's lots of information about your payment options online or refer to the back of sheet 2.

The paper used for this bill is manufactured from woodpulp from sustainable forests.

We are committed to protecting information about you. If the account holder would like us to speak to someone else on their behalf, we first need the account holder's permission

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
) 250004 (9.00 a.m. to 5.00 p.m.)
ment has made a National Non-Domestic Rate for the year ending the 31st March 2014.

PLIERS FOR 2013-2014 are:-
Non-domestic rating multiplier 47.1p (0.471)
• Small Business Non-Domestic rating multiplier 46.2p (0.462)

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

002793/Page 1 of 5/011599

Date of Issue: **08-MAR-2013**

3100	0.4620	1432.20
	0.4710	1460.10

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 3100	01-APR-2013	31-MAR-2014	1432.
				1432.2

Paid 3/4/13 AL

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2013
9 OTHER INSTALMENTS DUE ON 01-MAY-2013 TO 01-JAN-2014

1 X 145.20
9 X 143.00
HIL

Paid 3/4/13

AMOUNT DUE £ 2045.2

PAYMENT INSTRUCTIONS
FIRST INSTALMENT DUE ON 01/04/2013
9 OTHER INSTALMENTS DUE FROM 01/05/2013 TO 01/01/2014
INSTALMENTS TO BE PAID BY:CASH PAYMENTS MONTHLY

1 X 200.2
9 X 205.0

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDO
LONDON

...on Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
... No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
...e Government has made a National Non-Domestic Rate for the year ending the 31st March 2013.

MULTIPLIERS FOR 2012-2013 are:-
- **Non-domestic rating multiplier 45.8p (0.458)**
- **Small Business Non-Domestic rating multiplier 45.0p (0.450)**

MR RJ TILLYER
ADJ MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

003043/Page 1 of 5/012241

Date of Issue: **09-MAR-2012**

16000	0.4500	7200.00
	0.4580	7328.00

12/13

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	ADJ MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	16000

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 16000	01-APR-2012	31-MAR-2013	7200.00
			7200.00

Paid
21412
A/E CQ.

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2012 — 1 X 720.00
9 OTHER INSTALMENTS DUE ON 01-MAY-2012 TO 01-JAN-2013 — 9 X 720.00

Paid in full

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDC
LONDON

Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
(01895) 250004 (9.00 a.m. to 5.00 p.m.)
Government has made a National Non-Domestic Rate for the year ending the 31st March 2013.

MULTIPLIERS FOR 2012-2013 are:-
- **Non-domestic rating multiplier 45.8p (0.458)**
- **Small Business Non-Domestic rating multiplier 45.0p (0.450)**

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

003042/Page 1 of 5/012236

Date of Issue: **09-MAR-2012**

3100	0.4500	1395.00
	0.4580	1419.80

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3100	01-APR-2012	31-MAR-2013	1395.00
			1395.00

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2012 — 1 X 135.00
9 OTHER INSTALMENTS DUE ON 01-MAY-2012 TO 01-JAN-2013 — 9 X 140.00

Paid in full

NATIONAL NON-DOMESTIC RATE BILL

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2012.

HILLINGDON
LONDON

MULTIPLIERS FOR 2011-2012 are:-

- Non-domestic rating multiplier 43.3p (0.433)
- Small business non-domestic rating multiplier 42.6p (0.426)

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

005100/Page 1 of 5/014485

Date of Issue: **11-MAR-2011**

3100	0.4260	1320.60
	0.4330	1342.30

11/12.

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3100	01-APR-2011	31-MAR-2012	1342.30
			1342.30

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2011 — 1 X 136.30
9 OTHER INSTALMENTS DUE ON 01-MAY-2011 TO 01-JAN-2012 — 9 X 134.00

DATE _____

Bank Giro Credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT
ACCOUNT:
LONDON BOROUGH OF HILLINGDON
PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze
TOTAL CASH
Cheques, PO's +

C G
Paid
11/4/11

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE	
44 - 85 - 96	60485969	73	£ 1342.3

Please do *not* write or mark below this line

<500045032< 448596+ 60485969< 73 v

NATIONAL NON-DOMESTIC RATE BILL

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2012.

HILLINGD
LONDON

MULTIPLIERS FOR 2011-2012 are:-

- Non-domestic rating multiplier 43.3p (0.433)
- Small business non-domestic rating multiplier 42.6p (0.426)

MR RJ TILLYER
ADJ MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

005101/Page 1 of 5/014490

Date of Issue: **11-MAR-2011**

16000	0.4260	6816.00
	0.4330	6928.00

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	ADJ MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	16000

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 16000	01-APR-2011	31-MAR-2012	6928.00
				6928.00

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2011
9 OTHER INSTALMENTS DUE ON 01-MAY-2011 TO 01-JAN-2012

1 X 691.00
9 X 693.00

DATE _____

Bank Giro Credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze

Paid

TOTAL CASH

Cheques, PO's + 11/4/11

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE	
44 - 85 - 96	60485969	73	£ 6928.0

Please do not write or mark below this line

<500045041< 448596+ 60485969< 73 X

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDC
LONDON

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2011.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2010-2011 are:-

- **Non-domestic rating multiplier 41.4p (0.414)**
- **Small business non-domestic rating multiplier 40.7p (0.407)**

10 -11

MR RJ TILLYER
ADJ MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

005301

Date of Issue: **08-MAR-2010**

16000	0.4070	6512.00
	0.4140	6624.00

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	ADJ MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	16000

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 16000	01-APR-2010	31-MAR-2011	6624.00
			6624.00

Paid 1-4-10

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2010 — 1 X 666.00
9 OTHER INSTALMENTS DUE ON 01-MAY-2010 TO 01-JAN-2011 — 9 X 662.00

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDC
LONDON

London Borough of Hillingdon Revenues Services, PO BOX 1091, NELSON, BB9 4EU.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2011.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2010-2011 are:-

- **Non-domestic rating multiplier 41.4p (0.414)**
- **Small business non-domestic rating multiplier 40.7p (0.407)**

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

005300

Date of Issue: **08-MAR-2010**

3100	0.4070	1261.70
	0.4140	1283.40

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3100

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3100	01-APR-2010	31-MAR-2011	1283.40
			1283.40

Paid 1-4-10

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2010 — 1 X 131.40
9 OTHER INSTALMENTS DUE ON 01-MAY-2010 TO 01-JAN-2011 — 9 X 128.00

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2010.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2009 - 2010 are :-

- Non-domestic rating multiplier 48.5p (0.485)
- Small business non-domestic rating multiplier 48.1p (0.481)

MR RJ TILLYER
R-O 1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX

000273

Date of Issue: **11-MAR-2009**

09/10 -

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	R-O 1-3 TROUT MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	14500

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 14500	01-APR-2009	31-MAR-2010	7032.50
				7032.50

MEMORANDUM NOTE
AS AT 19-FEB-2009 YOUR 2008/2009 RATE ACCOUNT IS IN CREDIT BY -1250.00
THIS HAS REDUCED YOUR 2009/2010 ACCOUNT TO LEAVE A BALANCE OF 5782.50
THE CREDIT FROM 2008/09 HAS BEEN USED TO REDUCE YOUR 2009/10 INSTALMENTS
HOWEVER, SHOULD YOU REQUIRE A REFUND PLEASE MAKE A WRITTEN APPLICATION OR
TELEPHONE THE COUNCIL ON THE NUMBER SHOWN AT THE TOP OF THIS BILL

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2009 — 1 X 580.50
9 OTHER INSTALMENTS DUE ON 01-MAY-2009 TO 01-JAN-2010 — 9 X 578.00

DATE _____

Bank Giro Credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE	
44 - 85 - 96	60485969	73	£ 7032.50

Please do not write or mark below this line

HILLND/1/070207

<500045041< 448596+ 60485969< 73 X

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Tel. No. (01[illegible]50004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2010.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2009 - 2010 are :-

- Non-domestic rating multiplier 48.5p (0.485)
- Small business non-domestic rating multiplier 48.1p (0.481)

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

000212

Date of Issue: **11-MAR-2009**

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3150	01-APR-2009	31-MAR-2010	1527.75
			1527.75

MEMORANDUM NOTE
AS AT 19-FEB-2009 YOUR 2008/2009 RATE ACCOUNT IS IN CREDIT BY -272.00
THIS HAS REDUCED YOUR 2009/2010 ACCOUNT TO LEAVE A BALANCE OF 1255.75
THE CREDIT FROM 2008/09 HAS BEEN USED TO REDUCE YOUR 2009/10 INSTALMENTS
HOWEVER, SHOULD YOU REQUIRE A REFUND PLEASE MAKE A WRITTEN APPLICATION OR
TELEPHONE THE COUNCIL ON THE NUMBER SHOWN AT THE TOP OF THIS BILL

Paid

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2009 1 X 121.75
9 OTHER INSTALMENTS DUE ON 01-MAY-2009 TO 01-JAN-2010 9 X 126.00

DATE _____

Bank Giro Credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques. PO's +	
£	1527.75

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

Please do not write or mark below this line

HILLND/1/070207

<500045032< 448596+ 60485969< 73 X

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2009.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2008 - 2009 are :-

- Non-domestic rating multiplier 46.2p (0.462)
- Small business non-domestic rating multiplier 45.8p (0.458)

MR RJ TILLYER
R-O 1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX

003885

Date of Issue: **10-MAR-2008**

Standing Order.
23/04/08 Workshops.
08/09.

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	R-O 1-3 TROUT MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	14500

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 14500	01-APR-2008	31-MAR-2009	6699.00
				6699.00

MEMORANDUM NOTE
AS AT 15-FEB-2008 YOUR 2007/2008 RATE ACCOUNT IS IN CREDIT BY -644.00
THIS HAS REDUCED YOUR 2008/2009 ACCOUNT TO LEAVE A BALANCE OF 6055.00
THE CREDIT FROM 2007/08 HAS BEEN USED TO REDUCE YOUR 2008/09 INSTALMENTS
HOWEVER, SHOULD YOU REQUIRE A REFUND PLEASE MAKE A WRITTEN APPLICATION OR
TELEPHONE THE COUNCIL ON THE NUMBER SHOWN AT THE TOP OF THIS BILL

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2008
9 OTHER INSTALMENTS DUE ON 01-MAY-2008 TO 01-JAN-2009

1 X 601.00
9 X 606.00

DATE _____

Bank Giro Credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50
Notes £20
Notes £10
Notes £5
Coins £1
50p
20p
silver
bronze

TOTAL CASH

Cheques, PO's +

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE	
44 - 85 - 96	60485969	73	£ 6699.00

Please do not write or mark below this line

HILLND/1/070207

<500045041< 448596+ 60485969< 73 X

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2009.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2008 - 2009 are :-

- Non-domestic rating multiplier 46.2p (0.462)
- Small business non-domestic rating multiplier 45.8p (0.458)

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

003822

Date of Issue: **10-MAR-2008**

Set up s/o
23/04/08
Field

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 3150	01-APR-2008	31-MAR-2009	1455.30

Mid Faices

1455.30

MEMORANDUM NOTE
AS AT 15-FEB-2008 YOUR 2007/2008 RATE ACCOUNT IS IN CREDIT BY -140.00
THIS HAS REDUCED YOUR 2008/2009 ACCOUNT TO LEAVE A BALANCE OF 1315.30
THE CREDIT FROM 2007/08 HAS BEEN USED TO REDUCE YOUR 2008/09 INSTALMENTS
HOWEVER, SHOULD YOU REQUIRE A REFUND PLEASE MAKE A WRITTEN APPLICATION OR
TELEPHONE THE COUNCIL ON THE NUMBER SHOWN AT THE TOP OF THIS BILL

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 01-APR-2008
9 OTHER INSTALMENTS DUE ON 01-MAY-2008 TO 01-JAN-2009

1 X 127.30
9 X 132.00

DATE _____

Bank Giro Credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT
ACCOUNT:
LONDON BOROUGH OF HILLINGDON
PAID IN BY:

Notes £50		
Notes £20		
Notes £10		
Notes £5		
Coins £1		
50p		
20p		
silver		
bronze		
TOTAL CASH		
Cheques, PO's +		
	£	1455.30

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

Please do not write or mark below this line

HILLND/1/070207

<500045032< 448596+ 60485969< 73 X

NATIONAL NON-DOMESTIC RATE BILL

HILLINGDON
LONDON

London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2008.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2007 - 2008 are :-

- **Non-domestic rating multiplier 44.4p (0.444)**
- **Small business non-domestic rating multiplier 44.1p (0.441)**

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

002710

Date of Issue: **05-MAR-2007**

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3150	01-APR-2007	31-MAR-2008	1398.60
			1398.60

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY
FIRST INSTALMENT DUE ON 02-APR-2007
9 OTHER INSTALMENTS DUE ON 01-MAY-2007 TO 01-JAN-2008

1 X 138.60
9 X 140.00

DATE _____

Bank Giro Credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	1398.60

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	**60485969**	**73**

Please do not write or mark below this line

HILLND/1/070207

<500045032< 448596+ 60485969< 73 X

2006/2007

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
The Government has made a National Non-Domestic Rate for the year ending the 31st March 2007.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2006 - 2007 are :-

- **Non-domestic rating multiplier 43.3p (0.433)**
- **Small business non-domestic rating multiplier 42.6p (0.426)**

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

06/07.

14-MAR-2006

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 3150 x Multiplier 0.433	01-APR-2006	31-MAR-2007	£1363.95
				£1363.95

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2006	1 X	139.95
9 OTHER INSTALMENTS DUE ON 02-MAY-2006 TO 02-JAN-2007	9 X	136.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, POs +	
£	1363-95

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C000946

Please do not write or mark below this line

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2007.
Payment of the rate as shown below is NOW due.
MULTIPLIERS FOR 2006 - 2007 are :-

- **Non-domestic rating multiplier 43.3p (0.433)**
- **Small business non-domestic rating multiplier 42.6p (0.426)**

MR RJ TILLYER
R-O 1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX

14-MAR-2006

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	R-O 1-3 TROUT MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	14500

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 14500 x Multiplier 0.433	01-APR-2006	31-MAR-2007	£6278.50
				£6278.50

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2006	1 X	626.50
9 OTHER INSTALMENTS DUE ON 02-MAY-2006 TO 02-JAN-2007	9 X	628.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50		
Notes £20		
Notes £10		
Notes £5		
Coins £1		
50p		
20p		
silver		
bronze		
TOTAL CASH		
Cheques, PO's +		
£		6278-50

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C000947

Please do not write or mark below this line

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

PLEASE NOTE: The Cashiers' Office closes at 4.00pm, not 4.15 as shown overleaf

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2006
Payment of the rate as shown below is NOW due

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

05106.

11-MAR-2005

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 3150 x Multiplier 0.422	01-APR-2005	31-MAR-2006	£1329.30
				£1329.30

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2005	1 X	132.30
9 OTHER INSTALMENTS DUE ON 02-MAY-2005 TO 02-JAN-2006	9 X	133.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	1329-30

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C001097

Please do not write or mark below this line

<5000450321

£1-32 PER WEEK

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)
PLEASE NOTE: The Cashiers' Office closes at 4.00pm, not 4.15 as shown overleaf

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2006
Payment of the rate as shown below is NOW due

MR RJ TILLYER
R-O 1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX

AS AT 11-FEB-2005 YOUR 2004/2005 RATE ACCOUNT IS IN CREDIT BY -5.40
THIS HAS REDUCED YOUR 2005/2006 ACCOUNT TO LEAVE A BALANCE OF 6101.26
THE CREDIT FROM 2004/05 HAS BEEN USED TO REDUCE YOUR 2005/06 INSTALMENTS
HOWEVER, SHOULD YOU REQUIRE A REFUND PLEASE MAKE A WRITTEN APPLICATION OR TELEPHONE THE COUNCIL ON THE NUMBER SHOWN AT THE TOP OF THIS BILL

11-MAR-2005

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	R-O 1-3 TROUT MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	14500

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 14500 x Multiplier 0.422	01-APR-2005	31-MAR-2006	£6119.00
Transitional Relief For Period	01-APR-2005	31-MAR-2006	£12.34-
TRANSITIONAL CALCULATION			
BASE LIABILITY (BL) 5547.24			
APPROPRIATE FRACTION (AF) 1.08255			
= 1.031 x 1.050 6005.16			
NOTIONAL CHARGEABLE AMOUNT 6017.50			
			£6106.66

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2005	1 X	611.26
9 OTHER INSTALMENTS DUE ON 02-MAY-2005 TO 02-JAN-2006	9 X	610.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	6106-66

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C000064

Please do not write or mark below this line

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250332/250004 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2004
Payment of the rate as shown below is NOW due

03/04

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

10-MAR-2003

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3150	01-APR-2003	31-MAR-2004	£1398.60
RV 3150 x Multiplier 0.444 = 1398.60			
			£1398.60

METHOD OF PAYMENT : PAYMENT SLIPS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2003	1 X	138.60
9 OTHER INSTALMENTS DUE ON 02-MAY-2003 TO 02-JAN-2004	9 X	140.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	1398-60

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C001502

Please do not write or mark below this line

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250332/250004 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2004
Payment of the rate as shown below is NOW due

MR RJ TILLYER
R-O 1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX

10-MAR-2003

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	R-O 1-3 TROUT MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	15500

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 15500	01-APR-2003	31-MAR-2004	£6882.00
Transitional Relief For Period	01-APR-2003	31-MAR-2004	£1857.44-
RV 15500 x Multiplier 0.444 = 6882.00			
BASE LIABILITY (BL) 4595.88			
APPROPRIATE FRACTION (AF) 1.093275			
= 1.017 x 1.075 5024.56			
			£5024.56

METHOD OF PAYMENT : PAYMENT SLIPS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2003	1 X	506.56
9 OTHER INSTALMENTS DUE ON 02-MAY-2003 TO 02-JAN-2004	9 X	502.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	5024-56

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C001503

Please do not write or mark below this line

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

PLEASE NOTE: The Cashiers' Office closes at 4.00pm, not 4.15 as shown overleaf

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2005
Payment of the rate as shown below is NOW due

04/05.

MR RJ TILLYER
R-O 1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX

10-MAR-2004

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	R-O 1-3 TROUT MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	15500

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 15500	01-APR-2004	31-MAR-2005	£7068.00
Transitional Relief For Period	01-APR-2004	31-MAR-2005	£1515.36-
RV 15500 x Multiplier 0.456 = 7068.00			
BASE LIABILITY (BL) 5024.56			
APPROPRIATE FRACTION (AF) 1.1051			
= 1.028 x 1.075 5552.64			
			£5552.64

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2004	1 X	557.64
9 OTHER INSTALMENTS DUE ON 02-MAY-2004 TO 02-JAN-2005	9 X	555.00

DATE _____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	5552-64

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C001257

Please do not write or mark below this line

<500045041< 448596+ 60485969< 73 X

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250004 (9.00 a.m. to 5.00 p.m.)

PLEASE NOTE: The Cashiers' Office closes at 4.00pm, not 4.15 as shown overleaf

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2005
Payment of the rate as shown below is NOW due

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

10-MAR-2004

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 3150	01-APR-2004	31-MAR-2005	£1436.40
RV 3150 x Multiplier 0.456 = 1436.40			
			£1436.40

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2004	1 X	140.40
9 OTHER INSTALMENTS DUE ON 02-MAY-2004 TO 02-JAN-2005	9 X	144.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques. PO's +	
£	1436-40

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C001256

Please do not write or mark below this line

<500045032< 448596+ 60485969< 73 v

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250332/250004 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2004
Payment of the rate as shown below is NOW due

MR RJ TILLYER
R-O 1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX

10-MAR-2003

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045041	R-O 1-3 TROUT MEADOW COTTAGES TROUT ROAD	Vehicle Repair Workshop	15500

DESCRIPTION	FROM	TO	AMOUNT
Charge For Period R V 15500	01-APR-2003	31-MAR-2004	£6882.00
Transitional Relief For Period	01-APR-2003	31-MAR-2004	£1857.44-
RV 15500 x Multiplier 0.444 = 6882.00			
BASE LIABILITY (BL) 4595.88			
APPROPRIATE FRACTION (AF) 1.093275			
= 1.017 x 1.075 5024.56			
			£5024.56

METHOD OF PAYMENT : PAYMENT SLIPS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2003	1 X	506.56
9 OTHER INSTALMENTS DUE ON 02-MAY-2003 TO 02-JAN-2004	9 X	502.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's etc	
£	5024-56

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C001503

Please do not write or mark below this line

London Borough of Hillingdon

NATIONAL NON-DOMESTIC RATE

Civic Centre, Uxbridge, Middlesex UB8 1UW. Tel. No. (01895) 250332/250004 (9.00 a.m. to 5.00 p.m.)

The Government has made a National Non-Domestic Rate for the year ending the 31st March 2004
Payment of the rate as shown below is NOW due

MR RJ TILLYER
1-3 TROUT MEADOW COTTAGES
TROUT ROAD
YIEWSLEY WEST DRAYTON
MIDDLESEX
UB7 7RT

10-MAR-2003

REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
500045032	1-3 TROUT MEADOW COTTAGES TROUT ROAD	Other Leisure	3150

DESCRIPTION		FROM	TO	AMOUNT
Charge For Period	R V 3150	01-APR-2003	31-MAR-2004	£1398.60
	RV 3150 x Multiplier 0.444 = 1398.60			
				£1398.60

METHOD OF PAYMENT : PAYMENT SLIPS MONTHLY

FIRST INSTALMENT DUE ON 02-APR-2003	1 X	138.60
9 OTHER INSTALMENTS DUE ON 02-MAY-2003 TO 02-JAN-2004	9 X	140.00

DATE_____

bank giro credit

Cashier's stamp

HSBC BANK plc
HEAD OFFICE COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

Notes £50	
Notes £20	
Notes £10	
Notes £5	
Coins £1	
50p	
20p	
silver	
bronze	
TOTAL CASH	
Cheques, PO's +	
£	1398-60

SORTING CODE NUMBER	ACCOUNT NUMBER	TRANCODE
44 - 85 - 96	60485969	73

R77C001502

Please do not write or mark below this line

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

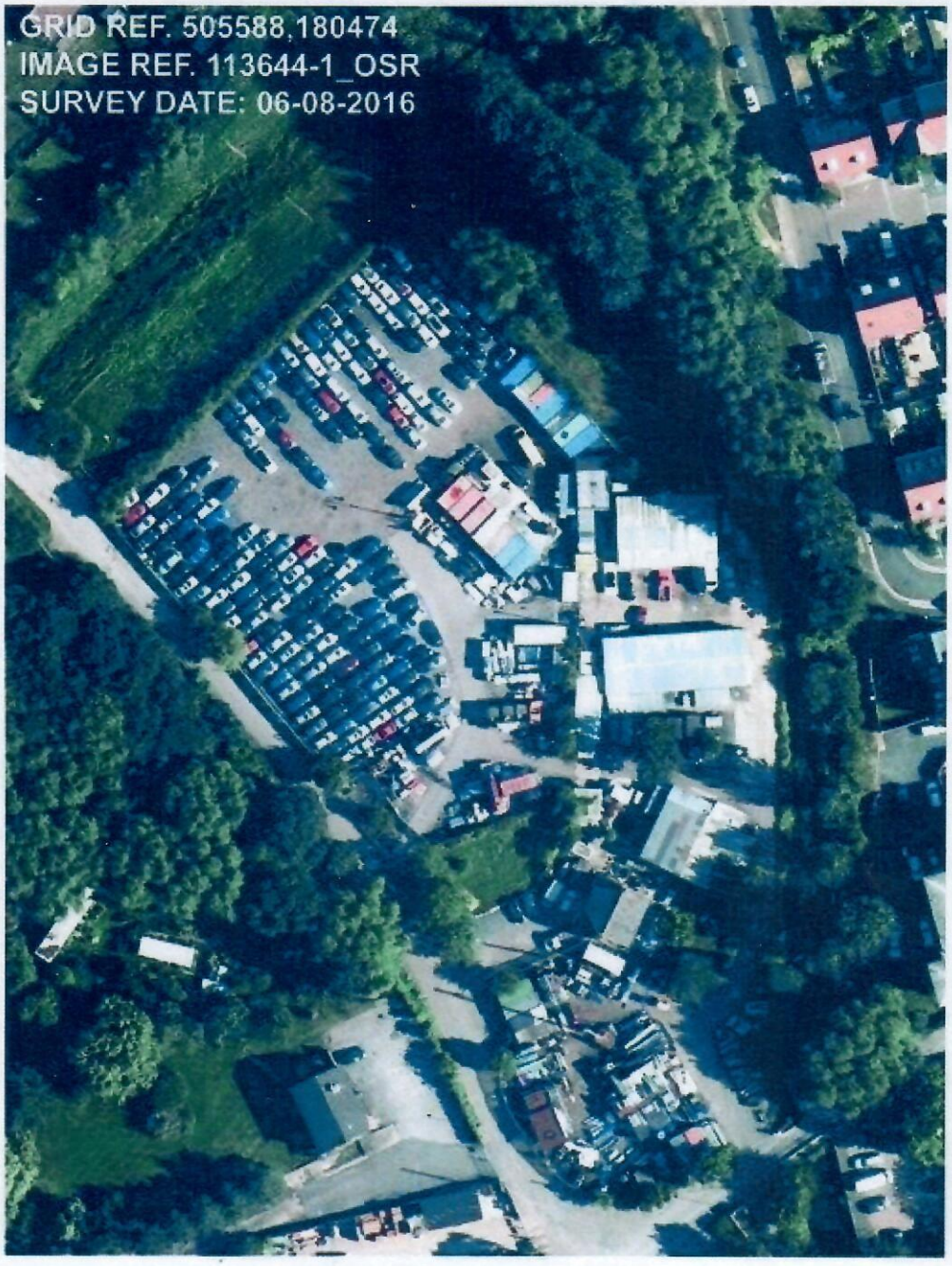
Applicant

EXHIBIT 'RJT11'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER


GRID REF. 505588,180474
IMAGE REF. GM0EFE7
SURVEY DATE: 21-06-2017


GRID REF. 505588,180474
IMAGE REF. 113644-1_OSR
SURVEY DATE: 06-08-2016


Grid ref: TQ055805
Date: 9 March 2014
Copyright Protected


GRID REF. 505588, 180474
IMAGE REF. GM09B3F -
SURVEY DATE: 20-04-2013


GRID REF. 505588, 180474
IMAGE REF. 100656-3
SURVEY DATE: 27-06-2010


GRID REF. 505588, 180474
IMAGE REF. UCX12-080928_1594
SURVEY DATE: 28-09-2008


Grid ref: TQ055805
Date: 10 September 2006
Copyright Protected

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT12'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2017

	2017		2016	
	£	£	£	£
Sales		67,117		53,564

MR R TILLYER
AGENTEASE

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2017

	2017		2016	
	£	£	£	£
Income				
Rental income		165,025		144,580
Other income				
Deposit account interest		38		36
		165,063		144,616
Expenditure				
Rates & water	47,117		16,703	
Insurance	2,965		3,427	
Light and heat	4,408		7,011	
Repairs, renewal & services	53,598		58,659	
Wear & tear allowance	-		3,400	
Telephone	1,037		1,245	
Post and stationery	1,142		637	
Motor expenses	1,442		1,239	
T.V License & sky digital	915		735	
Household and cleaning	4,680		3,600	
Sundry expenses	425		833	
Secretarial services	2,400		2,400	
Accountancy	2,640		2,640	
Legal & professional	2,216		4,241	
		124,985		106,770
		40,078		37,846
Finance costs				
Bank charges	204		839	
Loan interest	-		4,100	
		204		4,939
		39,874		32,907
Depreciation				
Computer equipment		63		84
NET PROFIT		39,811		32,823

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2016

	2016		2015	
	£	£	£	£
Sales		53,564		46,005

C

MR R TILLYER
AGENTEASE

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2016

	2016		2015	
	£	£	£	£
Income				
Rental income		144,580		135,231
Other income				
Deposit account interest		36		21
		144,616		135,252
Expenditure				
Rates & water	16,703		13,207	
Insurance	3,427		2,756	
Light and heat	7,011		4,184	
Repairs, renewal & services	58,659		57,432	
Wear & tear allowance	3,400		6,000	
Telephone	1,245		615	
Post and stationery	637		365	
Motor expenses	1,239		3,493	
T.V License & sky digital	735		1,164	
Household and cleaning	3,600		3,000	
Sundry expenses	833		1,091	
Secretarial services	2,400		2,400	
Accountancy	2,640		2,400	
Legal & professional	4,241		106	
		106,770		98,213
		37,846		37,039
Finance costs				
Bank charges	839		157	
Loan interest	4,100		4,328	
		4,939		4,485
		32,907		32,554
Depreciation				
Computer equipment		84		-
NET PROFIT		32,823		32,554

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2015

	2015		2014	
	£	£	£	£
Sales		46,005		27,367
Cost				
Op				
P				

MR R TILLYER
AGENTEASE

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2015

	2015		2014	
	£	£	£	£
Income				
Rental income		135,231		129,381
Other income				
Deposit account interest		21		23
		135,252		129,404
Expenditure				
Rates & water	13,207		9,707	
Insurance	2,756		2,638	
Light and heat	4,184		6,731	
Repairs, renewal & services	57,432		31,784	
Wear & tear allowance	6,000		6,713	
Telephone	615		917	
Post and stationery	365		343	
Motor expenses	3,493		300	
T.V License & sky digital	1,164		1,270	
Household and cleaning	3,000		3,000	
Sundry expenses	1,091		925	
Secretarial services	2,400		2,400	
Accountancy	2,400		2,400	
Legal & professional	106		1,659	
		98,213		70,787
		37,039		58,617
Finance costs				
Bank charges	157		220	
Loan interest	4,328		4,329	
		4,485		4,549
		32,554		54,068
NET PROFIT				

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2014

	2014		2013	
	£	£	£	£
Sales		27,367		28,828

MR R TILLYER
AGENTEASE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2014

	2014		2013	
	£	£	£	£
Income				
Rental income		129,381		130,238
Cost of sales				
Purchases		-		(1,050)
GROSS PROFIT		129,381		131,288
Other income				
Deposit account interest		23		-
		129,404		131,288
Expenditure				
Rates & water	9,707		10,392	
Insurance	2,638		2,397	
Light and heat	6,731		6,308	
Repairs, renewal & services	31,784		26,420	
Wear & tear allowance	6,713		6,502	
Telephone	917		917	
Post and stationery	343		287	
Motor expenses	300		1,993	
T.V License & sky digital	1,270		359	
Household and cleaning	3,000		-	
Sundry expenses	925		485	
Secretarial services	2,400		2,400	
Accountancy	2,400		2,400	
Legal & professional	1,659		-	
		70,787		60,860
		58,617		70,428
Finance costs				
Bank charges	220		125	
Loan interest	4,329		3,291	
		4,549		3,416
NET PROFIT		54,068		67,012

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2013

	2013		2012	
	£	£	£	£
Sales		28,828		6,964

MR R TILLYER
AGENTEASE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2013

	2013		2012	
	£	£	£	£
Income				
Rental income		130,238		132,527
Cost of sales				
Purchases		(1,050)		-
GROSS PROFIT		131,288		132,527
Expenditure				
Rates & water	10,392		5,688	
Insurance	2,397		612	
Light and heat	6,308		3,632	
Repairs, renewal & services	26,420		30,312	
Wear & tear allowance	6,502		5,886	
Telephone	917		579	
Post and stationery	287		338	
Travelling	-		165	
Motor expenses	1,993		4,211	
T.V License & sky digital	359		2,113	
Sundry expenses	485		92	
Secretarial services	2,400		2,400	
Accountancy	2,400		2,040	
		60,860		58,068
		70,428		74,459
Finance costs				
Bank charges	125		158	
Loan interest	3,291		3,318	
		3,416		3,476
NET PROFIT		67,012		70,983

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2012

	2012		2011	
	£	£	£	£
Sales		6,964		21,261
Cost of				
Openi				
Purc				

MR R TILLYER
AGENTEASE

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2012

	2012		2011	
	£	£	£	£
Income				
Sales	-		122,324	
Rental income	132,527		-	
		132,527		122,324
Expenditure				
Rates & water	5,688		12,017	
Insurance	612		2,229	
Light and heat	3,632		6,871	
Repairs, renewal & services	30,312		18,174	
Wear & tear allowance	5,886		12,232	
Telephone	579		773	
Post and stationery	338		233	
Travelling	165		-	
Motor expenses	4,211		1,213	
T.V License & sky digital	2,113		-	
Sundry expenses	92		-	
Secretarial services	2,400		2,400	
Accountancy	2,040		1,320	
		58,068		57,462
		74,459		64,862
Finance costs				
Bank charges	158		244	
Loan interest	3,318		3,211	
		3,476		3,455
NET PROFIT		70,983		61,407

MR R J TILLYER
SCRAP METAL DEALER

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2011

	2011		2010	
	£	£	£	£
Sales		21,261		20,053

MR R TILLYER
AGENTEASE

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2011

	2011		2010	
	£	£	£	£
Sales		122,324		140,654
Expenditure				
Ground rent & rates	12,017		13,850	
Insurance	2,229		2,262	
Light and heat	6,871		3,834	
Repairs, renewal & services	18,174		23,705	
Wear & tear allowance	12,232		14,065	
Telephone	773		854	
Post and stationery	233		453	
Advertising	-		64	
Motor expenses	1,213		-	
Secretarial services	2,400		2,300	
Accountancy	1,320		1,293	
		57,462		62,680
		64,862		77,974
Finance costs				
Bank charges	244		78	
Loan interest	3,211		3,241	
		3,455		3,319
NET PROFIT		61,407		74,655

MR R J TILLYER
SCRAP METAL DEALER

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5TH APRIL 2010

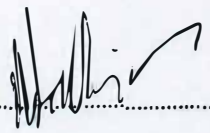
	2010		2009	
	£	£	£	£
Sales		20,053		12,802

MR R TILLYER
AGENTEASE

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 5TH APRIL 2010

	2010		2009	
	£	£	£	£
Gross receipts		140,654		140,061
Expenditure				
Ground rent & rates	13,850		12,215	
Insurance	2,262		1,832	
Light and heat	3,834		-	
Repairs, renewal & services	23,705		18,804	
Wear & tear allowance	14,065		14,006	
Telephone	854		-	
Post and stationery	453		-	
Advertising	64		-	
Secretarial services	2,300		11,390	
Accountancy	1,293		550	
Legal fees	-		1,000	
Bank charges	78		-	
Loan interest	3,241		7,211	
		65,999		67,008
EXCESS OF INCOME OVER EXPENDITURE		74,655		73,053

I approve the above Income and Expenditure Account and confirm that I have made available all relevant records and information for its preparation.



.....
R Tillyer

Date: 29-10

R J TILLYER

TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 5 April 2009

	5.4.09		5.4.08	
	£	£	£	£
Sales		12,802		8,747
Cost of				
Open				
Pur				

MR R J TILLYER

RENTAL INCOME STATEMENT FOR THE YEAR ENDED 5 APRIL 2009

	£	£
Rent Receivable		140,061
Expenditure		
Wear & Tear Allowance	14,006	
Ground Rent & Rates	12,215	
Repairs, Renewals & Services	18,804	
Insurance	1,832	
Loan Interest	7,211	
Legal Fees	1,000	
Secretarial Services	11,390	
Accountancy	550	
		67,008
Profit/(Loss)		£ 73,053

I approve these accounts and confirm that I have made available all relevant records and explanations for their preparation.

..... MR R J TILLYER

R J TILLYER

TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 5 April 2008

	5.4.08		5.4.07	
	£	£	£	£
Sales		8,747		11,410

MR R J TILLYER

RENTAL INCOME STATEMENT FOR THE YEAR ENDED 5 APRIL 2008

	£	£
		114,610
Rent Receivable		
Expenditure		
Wear & Tear Allowance	11,461	
Ground Rent & Rates	12,379	
Repairs & Renewals	7,568	
Insurance	1,588	
Loan Interest	9,573	
Legal Fees	6,621	
Secretarial Services	4,161	
Accountancy	525	
		53,876
Profit/(Loss)		£ **60,734**

I approve these accounts and confirm that I have made available all relevant records and explanations for their preparation.

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2014

	2014		2013	
	£	£	£	£
Sales		27,367		28,828
Cost of sales				
Opening stock	2,500		3,000	
Purchases	16,947		11,045	
	19,447		14,045	
Closing stock	(3,000)		(2,500)	
		16,447		11,545
GROSS PROFIT		10,920		17,283
Other income				
Properties maintenance	45,000		20,000	
Deposit account interest	49		37	
		45,049		20,037
		55,969		37,320
Expenditure				
Telephone	525		532	
Post and stationery	512		318	
Advertising	3,193		4,537	
Motor expenses	4,723		6,391	
Protective clothing	310		284	
Repairs and renewals	2,466		2,386	
Sundry expenses	404		103	
Accountancy	1,920		1,800	
Bad debts	460		-	
		14,513		16,351
		41,456		20,969
Finance costs				
Bank charges		59		94
		41,397		20,875
Depreciation				
Plant and machinery	2,590		2,087	
Fixtures and fittings	21		28	
Motor vehicles	450		586	
		3,061		2,701
NET PROFIT		38,336		18,174

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2013

	2013		2012	
	£	£	£	£
Sales		28,828		6,964
Cost of sales				
Opening stock	3,000		2,500	
Purchases	11,045		15,362	
	14,045		17,862	
Closing stock	(2,500)		(3,000)	
		11,545		14,862
GROSS PROFIT/(LOSS)		17,283		(7,898)
Other income				
Properties maintenance	20,000		30,000	
Deposit account interest	37		-	
		20,037		30,000
		37,320		22,102
Expenditure				
Rates and water	-		3,570	
Light and heat	-		1,497	
Telephone	532		490	
Post and stationery	318		349	
Advertising	4,537		2,275	
Motor expenses	6,391		3,273	
Protective clothing	284		175	
Repairs and renewals	2,386		1,408	
Subscription	-		77	
Sundry expenses	103		563	
Accountancy	1,800		1,800	
		16,351		15,477
		20,969		6,625
Finance costs				
Bank charges		94		68
		20,875		6,557
Depreciation				
Plant and machinery	2,087		2,782	
Fixtures and fittings	28		36	
Motor vehicles	586		794	
		2,701		3,612
NET PROFIT		18,174		2,945

MR R J TILLYER
RE-CLAMATION AND PROPERTIES MAINTENANCE

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2012

	2012		2011	
	£	£	£	£
Sales		6,964		21,261
Cost of sales				
Opening stock	2,500		1,000	
Purchases	15,362		8,753	
	17,862		9,753	
Closing stock	(3,000)		(2,500)	
		14,862		7,253
GROSS (LOSS)/PROFIT		(7,898)		14,008
Other income				
Properties maintenance		30,000		-
		22,102		14,008
Expenditure				
Rates and water	3,570		1,283	
Light and heat	1,497		889	
Secretarial services	-		2,400	
Telephone	490		322	
Post and stationery	349		307	
Advertising	2,275		-	
Motor expenses	3,273		2,889	
Protective clothing	175		119	
Repairs and renewals	1,408		2,178	
Subscription	77		42	
Sundry expenses	563		173	
Accountancy	1,800		1,560	
		15,477		12,162
		6,625		1,846
Finance costs				
Bank charges		68		54
		6,557		1,792
Depreciation				
Plant and machinery	2,782		567	
Fixtures and fittings	36		49	
Motor vehicles	794		1,047	
		3,612		1,663
NET PROFIT		2,945		129

MR R J TILLYER
SCRAP METAL DEALER

TRADING AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 5 APRIL 2011

	2011		2010	
	£	£	£	£
Sales		21,261		20,053
Cost of sales				
Opening stock	1,000		1,000	
Purchases	8,753		5,815	
	9,753		6,815	
Closing stock	(2,500)		(1,000)	
		7,253		5,815
GROSS PROFIT		14,008		14,238
Expenditure				
Rates and water	1,283		1,166	
Light and heat	889		1,098	
Secretarial services	2,400		2,200	
Telephone	322		651	
Post and stationery	307		230	
Motor expenses	2,889		2,521	
Protective clothing	119		297	
Repairs and renewals	2,178		2,568	
Subscription	42		179	
Computer expenses	-		288	
Sundry expenses	174		659	
Accountancy	1,560		1,528	
Legal fees	-		606	
		12,163		13,991
		1,845		247
Finance costs				
Bank charges		54		209
		1,791		38
Depreciation				
Plant and machinery	567		756	
Fixtures and fittings	49		65	
Motor vehicles	1,047		1,395	
		1,663		2,216
		128		(2,178)
Loss on disposal of fixed assets				
Motor vehicles		-		1,500
NET PROFIT/(LOSS)		128		(3,678)

MR R J TILLYER
SCRAP METAL DEALER

TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5TH APRIL 2010

	2010		2009	
	£	£	£	£
Sales		20,053		12,802
Cost of sales				
Opening stock	1,000		730	
Purchases	5,815		9,086	
	6,815		9,816	
Closing stock	(1,000)		(1,000)	
		5,815		8,816
GROSS PROFIT		14,238		3,986
Expenditure				
Rates and water	1,166		1,013	
Light and heat	1,098		941	
Secretarial services	2,200		5,695	
Telephone	651		803	
Post and stationery	230		145	
Motor expenses	2,521		2,249	
Protective clothing	297		179	
Repairs and renewals	2,568		1,033	
Subscription	179		112	
Computer expenses	288		257	
Sundry expenses	659		892	
Accountancy	1,528		1,518	
Legal fees	606		-	
		13,991		14,837
		247		(10,851)
Finance costs				
Bank charges		209		243
		38		(11,094)
Depreciation				
Plant and machinery	756		534	
Fixtures and fittings	65		12	
Motor vehicles	1,395		1,740	
Computer equipment	-		324	
		2,216		2,610
		(2,178)		(13,704)
Loss on disposal of fixed assets				
Motor vehicles		1,500		-
NET LOSS		(3,678)		(13,704)

R J TILLYER

TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 5 April 2009

	5.4.09		5.4.08	
	£	£	£	£
Sales		12,802		8,747
Cost of sales				
Opening stock	730		680	
Purchases	9,086		4,010	
	9,816		4,690	
Closing stock	(1,000)		(730)	
		8,816		3,960
GROSS PROFIT		3,986		4,787
Other income				
Deposit account interest		-		642
		3,986		5,429
Expenditure				
Rates and water	1,013		968	
Light and heat	941		1,025	
Secretarial services	5,695		-	
Telephone	803		867	
Postage and stationery	145		36	
Motor expenses	2,249		2,177	
Protective clothing	179		142	
Repairs and renewals	1,033		196	
Computer expenses	257		110	
Subscription	112		107	
Sundry expenses	892		150	
Accountancy	1,518		1,616	
		14,837		7,394
		(10,851)		(1,965)
Finance costs				
Bank charges		243		18
		(11,094)		(1,983)
Depreciation				
Plant and machinery	534		628	
Fixtures and fittings	12		14	
Motor vehicles	1,740		2,440	
Computer equipment	324		324	
		2,610		3,406
NET LOSS		(13,704)		(5,389)

R J TILLYER

TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 5 April 2008

	5.4.08		5.4.07	
	£	£	£	£
Sales		8,747		11,410
Cost of sales				
Opening stock	680		950	
Purchases	4,010		5,271	
	4,690		6,221	
Closing stock	(730)		(680)	
		3,960		5,541
GROSS PROFIT		4,787		5,869
Other income				
Deposit account interest		642		615
		5,429		6,484
Expenditure				
Rates and water	968		962	
Light and heat	1,025		1,405	
Telephone	867		858	
Postage and stationery	36		99	
Motor expenses	2,177		3,468	
Protective clothing	142		299	
Repairs and renewals	196		361	
Computer expenses	110		479	
Subscription	107		117	
Sundry expenses	150		155	
Accountancy	1,616		1,410	
		7,394		9,613
		(1,965)		(3,129)
Finance costs				
Bank charges		18		10
		(1,983)		(3,139)
Depreciation				
Plant and machinery	628		739	
Fixtures and fittings	14		16	
Motor vehicles	2,440		946	
Computer equipment	324		324	
		3,406		2,025
NET LOSS		(5,389)		(5,164)

R J TILLYER

TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 5 April 2007

	5.4.07		5.4.06	
	£	£	£	£
Sales		11,409		14,536
Cost of sales:				
Opening stock	950		800	
Purchases	5,271		5,922	
	6,221		6,722	
Closing stock	(680)		(950)	
		5,541		5,772
GROSS PROFIT		5,868		8,764
Other income:				
Deposit account interest		615		200
		6,483		8,964
Expenditure:				
Subscriptions	117		117	
Telephone	858		934	
Postage and stationery	99		93	
Advertising	-		72	
Motor expenses	3,468		965	
Protective clothing	299		292	
Repairs and renewals	361		-	
Computer expenses	479		-	
Sundry expenses	154		212	
Accountancy	1,410		764	
Rates and water	962		766	
Light and heat	1,405		399	
		9,612		4,614
		(3,129)		4,350
Finance costs:				
Bank interest	-		156	
Bank charges	10		120	
Credit card	-		29	
		10		305
		(3,139)		4,045
Depreciation:				
Plant and machinery	739		869	
Fixtures & fittings	16		19	
Motor vehicles	946		1,262	
Computer equipment	324		-	
		2,025		2,150
NET (LOSS)/PROFIT		£(5,164)		£1,895

STONE DRYING LIMITED

TRADING AND PROFIT AND LOSS ACCOUNT
for the Period 1 April 2007 to 10 June 2008

	Period 1.4.07 to 10.6.08		Year Ended 31.3.07	
	£	£	£	£
Sales		22,867		57,100
Cost of sales				
Opening stock	750		600	
Materials and contract labour	9,279		14,430	
Cleaning and hygiene	481		317	
Other direct costs	-		441	
	10,510		15,788	
Stock and work in progress	-		(750)	
		10,510		15,038
GROSS PROFIT		12,357		42,062
Other income				
Deposit account interest		741		219
		13,098		42,281
Expenditure				
Donations	-		100	
Rates and water	48		45	
Light and heat	342		310	
Directors' remuneration	24,167		18,235	
Directors' social security	1,988		1,045	
Telephone	102		141	
Postage and stationery	244		69	
Motor and travelling expenses	757		371	
Protective clothing	235		636	
Repairs and renewals	1,116		1,000	
Sundry expenses	682		260	
Accountancy	1,283		955	
Secretarial and bookkeeping	-		148	
Entertainment	-		131	
Depreciation of tangible fixed assets				
Plant and machinery	94		94	
		31,058		23,540
		(17,960)		18,741
Finance costs				
Bank charges	105		107	
Late payment interest	-		178	
		105		285
NET (LOSS)/PROFIT		(18,065)		18,456

STONE DRYING LIMITED

TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 31 March 2007

	31.3.07		31.3.06	
	£	£	£	£
Sales		57,100		29,076
Cost of sales				
Opening stock	600		1,400	
Materials and contract labour	14,430		4,532	
Cleaning and hygiene	317		70	
Other direct costs	441		-	
	15,788		6,002	
Stock and work in progress	(750)		(600)	
		15,038		5,402
GROSS PROFIT		42,062		23,674
Other income				
Deposit account interest		219		86
		42,281		23,760
Expenditure				
Donations	100		-	
Rates and water	45		35	
Light and heat	310		263	
Directors' remuneration	18,235		18,095	
Directors' social security	1,045		946	
Telephone	141		253	
Postage and stationery	69		156	
Motor and travelling expenses	371		197	
Protective clothing	636		168	
Repairs and renewals	1,000		854	
Sundry expenses	260		453	
Accountancy	955		892	
Secretarial and bookkeeping	148		333	
Entertainment	131		-	
Depreciation of tangible fixed assets				
Plant and machinery	94		125	
		23,540		22,770
		18,741		990
Finance costs				
Bank charges	107		46	
Late payment interest	178		21	
		285		67
NET PROFIT		18,456		923

This page does not form part of the statutory financial statements

STONE DRYING LIMITED

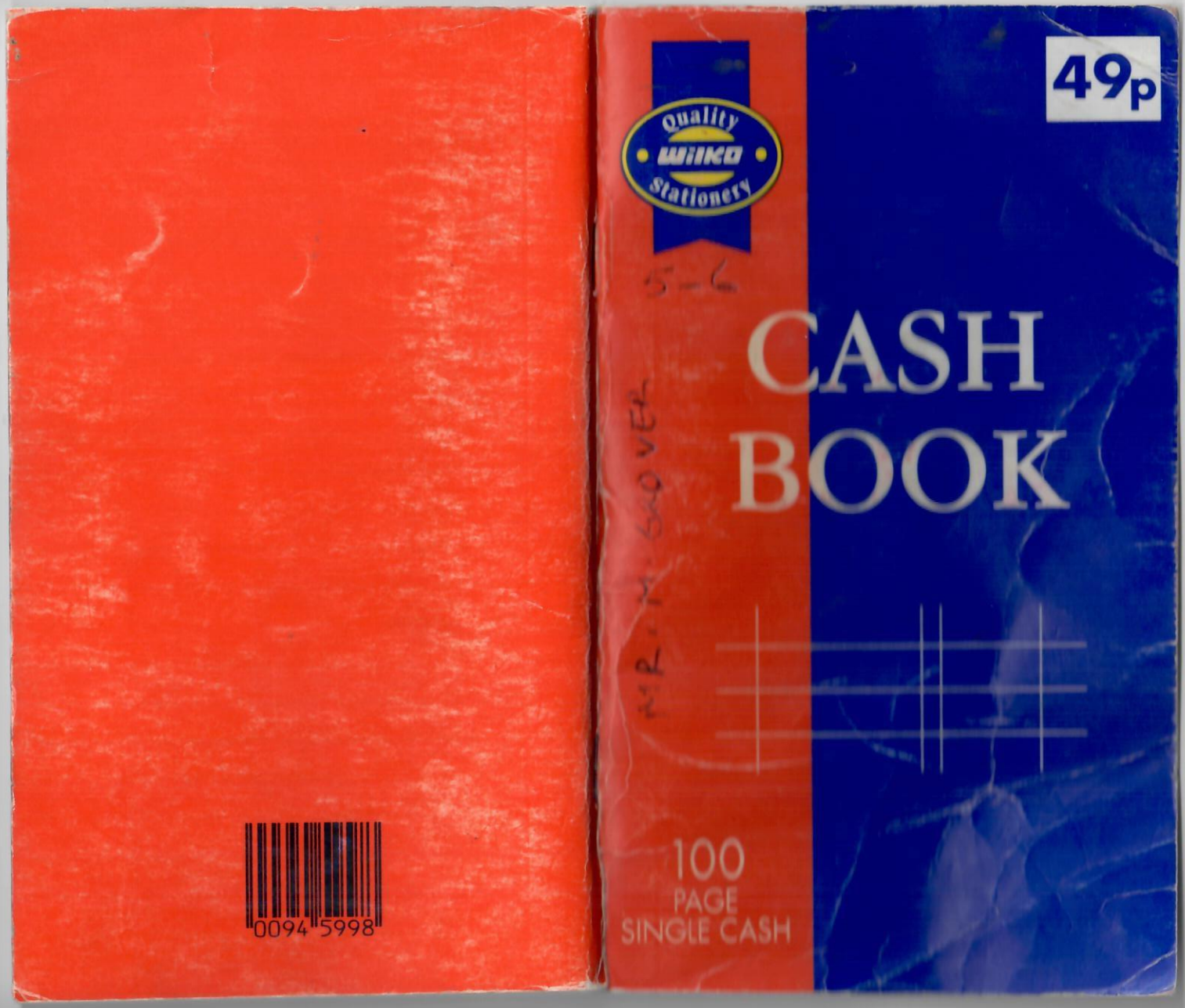
TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 31 March 2006

	31.3.06		31.3.05	
	£	£	£	£
Sales		29,076		39,732
Cost of sales				
Opening stock	1,400		2,800	
Materials and contract labour	4,532		11,307	
Cleaning and hygiene	70		109	
	6,002		14,216	
Stock and work in progress	(600)		(1,400)	
		5,402		12,816
GROSS PROFIT		23,674		26,916
Other income				
Deposit account interest		86		162
		23,760		27,078
Expenditure				
Rent	-		4,200	
Rates and water	35		-	
Light and heat	263		250	
Directors' remuneration	18,095		15,000	
Directors' social security	946		929	
Telephone	253		837	
Postage and stationery	156		215	
Motor and travelling expenses	197		239	
Protective clothing	168		328	
Repairs and renewals	854		-	
Sundry expenses	453		452	
Accountancy	892		725	
Secretarial and bookkeeping	333		80	
Depreciation of tangible fixed assets				
Plant and machinery	125		-	
		22,770		23,255
		990		3,823
Finance costs				
Bank charges	46		72	
Late payment interest	21		-	
		67		72
NET PROFIT		923		3,751

STONE DRYING LIMITED

TRADING AND PROFIT AND LOSS ACCOUNT
for the Year Ended 31 March 2005

	31.3.05		31.3.04	
	£	£	£	£
Sales		39,732		34,446
Cost of sales:				
Opening stock	2,800		650	
Materials and contract labour	11,307		7,991	
Cleaning and hygiene	109		-	
	14,216		8,641	
Stock and work in progress	(1,400)		(2,800)	
		12,816		5,841
GROSS PROFIT		26,916		28,605
Other income:				
Deposit account interest		162		61
		27,078		28,666
Expenditure:				
Directors' remuneration	15,000		15,000	
Social security	929		985	
Telephone	837		177	
Postage and stationery	215		45	
Motor and travelling expenses	239		520	
Protective clothing	328		312	
Repairs and renewals	-		1,200	
Corporation Tax Penalty	-		300	
Companies House Penalty	-		500	
Sundry expenses	452		462	
Accountancy	725		1,779	
Secretarial and bookkeeping	80		-	
Rent	4,200		-	
Light and heat	250		250	
		23,255		21,530
		3,823		7,136
Finance costs:				
Bank charges		72		60
NET PROFIT		£3,751		£7,076


0094 5998
Quality
Wilko
Stationery
49p
CASH
BOOK
100
PAGE
SINGLE CASH

RENT BOOK FOR

MR. M. GROVER

LARGE WORKSHOP AT THE REAR
OF
MEADOW COTTAGES. TROUT ROAD
WEST DRAYTON

11-2-06	£150		RM
18-2-06	£150		RM
25-2-06	£150		RM
4-3-06	£150		RM
11-3-06	£150		RM
18-3-06	£150		RM
25-3-06	£150		RM
1-4-06	£150		RM
8-4-06	£150		RM
15-4-06	£150		RM
22-4-06	£150		RM
29-4-06	£150		RM
6-5-06	£150		RM
13-5-06	£150		RM
20-5-06	£150		RM
27-5-06	£150		RM
3-6-06	£150		RM
10-6-06	£150		RM
17-6-06	£150		RM
24-6-06	£150		RM

1-7-06	£150	RM
8-7-06	£150	RM
15-7-06	£150	RM
22-7-06	£150	RM
29-7-06	£150	RM
5-8-06	£150	RM
12-8-06	£150	RM
19-8-06	£150	RM
26-8-06	£150	RM
2-9-06	£150	RM
9-9-06	£150	RM
16-9-06	£150	RM
23-9-06	£150	RM
30-9-06	£150	RM
7-10-06	£150	RM
14-10-06	£150	RM
21-10-06	£150	RM
28-10-06	£150	RM
4-11-06	£150	RM
11-11-06	£150	RM
18-11-06	£150	RM
25-11-06	£150	RM
2-12-06	£150	RM
9-12-06	£150	RM
16-12-06	£150	RM
23-12-06	£150	RM
30-12-06	£150	RM
2007		
6-1-07	£150	RM
13-1-07	£150	RM
20-1-07	£150	RM
27-1-07	£150	RM
3-2-07	£150	RM
10-2-07	£150	RM
17-2-07	£150	RM
24-2-07	£150	RM
3-3-07	£150	RM
10-3-07	£150	RM
17-3-07	£150	RM
24-3-07	£150	RM

31-3-07	£150	Rm	18-8-07	£150	Rm
7-4-07	£150	Rm	25-8-07	£150	Rm
14-4-07	£150	Rm	1-9-07	£150	Rm
21-4-07	£150	Rm	8-9-07	£150	Rm
28-4-07	£150	Rm	15-9-07	£150	Rm
5-5-07	£150	Rm	22-9-07	£150	Rm
12-5-07	£150	Rm	29-9-07	£150	Rm
19-5-07	£150	Rm	6-10-07	£150	Rm
26-5-07	£150	Rm	13-10-07	£150	Rm
2-6-07	£150	Rm	20-10-07	£150	Rm
9-6-07	£150	Rm	27-10-07	£150	Rm
16-6-07	£150	Rm	3-11-07	£150	Rm
23-6-07	£150	Rm	10-11-07	£150	Rm
30-6-07	£150	Rm	17-11-07	£150	Rm
7-7-07	£150	Rm	24-11-07	£150	Rm
14-7-07	£150	Rm	1-12-07	£150	Rm
21-7-07	£150	Rm	8-12-07	£150	Rm
28-7-07	£150	Rm	15-12-07	£150	Rm
4-8-07	£150	Rm	22-12-07	£150	Rm
11-8-07	£150	Rm	29-12-07	£150	Rm

2008

5-1-08	£150		Rm	24-5-08	£150		Rm
12-1-08	£150		Rm	31-5-08	£150		Rm
19-1-08	£150		Rm	7-6-08	£150		Rm
26-1-08	£150		Rm	14-6-08	£150		Rm
2-2-08	£150		Rm	21-6-08	£150		Rm
9-2-08	£150		Rm	28-6-08	£150		Rm
16-2-08	£150		Rm	5-7-08	£150		Rm
23-2-08	£150		Rm	12-7-08	£150		Rm
1-3-08	£150		Rm	19-7-08	£150		Rm
8-3-08	£150		Rm	26-7-08	£150		Rm
15-3-08	£150		Rm	2-8-08	£150		Rm
22-3-08	£150		Rm	9-8-08	£150		Rm
29-3-08	£150		Rm	16-8-08	£150		Rm
5-4-08	£150		Rm	23-8-08	£150		Rm
12-4-08	£150		Rm	30-8-08	£150		Rm
19-4-08	£150		Rm	6-9-08	£150		Rm
26-4-08	£150		Rm	13-9-08	£150		Rm
3-5-08	£150		Rm	20-9-08	£150		Rm
10-5-08	£150		Rm	27-9-08	£150		Rm
17-5-08	£150		Rm	4-10-08	£150		Rm

11-10-08	£150		RM	21-2-09	£150		RM
18-10-08	£150		RM	28-2-09	£150		RM
25-10-08	£150		RM	7-3-09	£150		RM
1-11-08	£150		RM	14-3-09	£150		RM
8-11-08	£150		RM	21-3-09	£150		RM
15-11-08	£150		RM	28-3-09	£150		RM
22-11-08	£150		RM	4-4-09	£150		RM
29-11-08	£150		RM	11-4-09	£150		RM
6-12-08	£150		RM	18-4-09	£150		RM
13-12-08	£150		RM	25-4-09	£150		RM
20-12-08	£150		RM	2-5-09	£150		RM
27-12-08	£150		RM	9-5-09	£150		RM
	2009			16-5-09	£150		RM
3-1-09	£150		RM	23-5-09	£150		RM
10-1-09	£150		RM	30-5-09	£150		RM
17-1-09	£150		RM	6-6-09	£150		RM
24-1-09	£150		RM	13-6-09	£150		RM
31-1-09	£150		RM	20-6-09	£150		RM
7-2-09	£150		RM	27-6-09	£150		RM
14-2-09	£150		RM	4-7-09	£150		RM

11-7-09	£150	RM
18-7-09	£150	RM
25-7-09	£150	RM
1-8-09	£150	RM
8-8-09	£150	RM
15-8-09	£150	RM
22-8-09	£150	RM
29-8-09	£150	RM
5-9-09	£150	RM
12-9-09	£150	RM
19-9-09	£150	RM
26-9-09	£150	RM
3-10-09	£150	RM
10-10-09	£150	RM
17-10-09	£150	RM
24-10-09	£150	RM
31-10-09	£150	RM
7-11-09	£150	RM
14-11-09	£150	RM
21-11-09	£150	RM
28-11-09	£150	RM
5-12-09	£150	RM
12-12-09	£150	RM
19-12-09	£150	RM
26-12-09	£150	RM

2010

2-1-10	£150	RM
9-1-10	£150	RM
16-1-10	£150	RM
23-1-10	£150	RM
30-1-10	£150	RM
6-2-10	£150	RM
13-2-10	£150	RM
20-2-10	£150	RM
27-2-10	£150	RM
6-3-10	£150	RM
13-3-10	£150	RM
20-3-10	£150	RM
27-3-10	£150	RM
3-4-10	£150	RM

10-4-10	£150		RM	28-8-10	£150		RM
17-4-10	£150		RM	4-9-10	£150		RM
24-4-10	£150		RM	11-9-10	£150		RM
1-5-10	£150		RM	18-9-10	£150		RM
8-5-10	£150		RM	25-9-10	£150		RM
15-5-10	£150		RM	2-10-10	£150		RM
22-5-10	£150		RM	9-10-10	£150		RM
29-5-10	£150		RM	16-10-10	£150		RM
5-6-10	£150		RM	23-10-10	£150		RM
12-6-10	£150		RM	30-10-10	£150		RM
19-6-10	£150		RM	6-11-10	£150		RM
26-6-10	£150		RM	13-11-10	£150		RM
3-7-10	£150		RM	20-11-10	£150		RM
10-7-10	£150		RM	27-11-10	£150		RM
17-7-10	£150		RM	4-12-10	£150		RM
24-7-10	£150		RM	11-12-10	£150		RM
31-7-10	£150		RM	18-12-10	£150		RM
7-8-10	£150		RM	25-12-10	£150		RM
14-8-10	£150		RM		2011		
21-8-10	£150		RM	1-1-11	£150		RM

8-1-11	£150		RM
15-1-11	£150		RM
22-1-11	£150		RM
29-1-11	£150		RM
5-2-11	£150		RM
12-2-11	£150		RM
19-2-11	£150		RM
26-2-11	£150		RM
5-3-11	£150		RM
12-3-11	£150		RM
19-3-11	£150		RM
26-3-11	£150		RM
2-4-11	£150		RM
9-4-11	£150		RM
16-4-11	£150		RM
23-4-11	£150		RM
30-4-11	£150		RM
7-5-11	£150		RM
14-5-11	£150		RM
21-5-11	£150		RM

28-5-11	£150		RM
4-6-11	£150		RM
11-6-11	£150		RM
18-6-11	£150		RM
25-6-11	£150		RM
2-7-11	£150		RM
9-7-11	£150		RM
16-7-11	£150		RM
23-7-11	£150		RM
30-7-11	£150		RM
6-8-11	£150		RM
13-8-11	£150		RM
20-8-11	£150		RM
27-8-11	£150		RM
3-9-11	£150		RM
10-9-11	£150		RM
17-9-11	£150		RM
24-9-11	£150		RM
1-10-11	£150		RM
8-10-11	£150		RM

15-10-11	£150		RM	25-2-12	£150		RM
22-10-11	£150		RM	3-3-12	£150		RM
29-10-11	£150		RM	10-3-12	£150		RM
5-11-11	£150		RM	17-3-12	£150		RM
12-11-11	£150		RM	24-3-12	£150		RM
19-11-11	£150		RM	31-3-12	£150		RM
26-11-11	£150		RM	7-4-12	£150		RM
3-12-11	£150		RM	14-4-12	£150		RM
10-12-11	£150		RM	21-4-12	£150		RM
17-12-11	£150		RM	28-4-12	£150		RM
24-12-11	£150		RM	5-5-12	£150		RM
31-12-11	£150		RM	12-5-12	£150		RM
	2012			19-5-12	£150		RM
7-1-12	£150		RM	26-5-12	£150		RM
14-1-12	£150		RM	2-6-12	£150		RM
21-1-12	£150		RM	9-6-12	£150		RM
28-1-12	£150		RM	16-6-12	£150		RM
4-2-12	£150		RM	23-6-12	£150		RM
11-2-12	£150		RM	30-6-12	£150		RM
18-2-12	£150		RM	7-7-12	£150		RM

14-7-12	£150		RM
21-7-12	£150		RM
28-7-12	£150		RM
4-8-12	£150		RM
11-8-12	£150		RM
18-8-12	£150		RM
25-8-12	£150		RM
1-9-12	£150		RM
8-9-12	£150		RM
15-9-12	£150		RM
22-9-12	£150		RM
29-9-12	£150		RM
6-10-12	£150		RM
13-10-12	£150		RM
20-10-12	£150		RM
27-10-12	£150		RM
3-11-12	£150		RM
10-11-12	£150		RM
17-11-12	£150		RM
24-11-12	£150		RM
1/12/12	£150		RM
8-12-12	£150		RM
15-12-12	£150		RM
22-12-12	£150		RM
29-12-12	£150		RM
	2013		
5-1-13	£150		RM
12-1-13	£150		RM
19-1-13	£150		RM
26-1-13	£150		RM
2-2-13	£150		RM
9-2-13	£150		RM
16-2-13	£150		RM
23-2-13	£150		RM
2-3-13	£150		RM
9-3-13	£150		RM
16-3-13	£150		RM
23-3-13	£150		RM
30-3-13	£150		RM
6-4-13	£150		RM

13-4-13	£150	RM
20-4-13	£150	RM
27-4-13	£150	RM
4-5-13	£150	RM
11-5-13	£150	RM
18-5-13	£150	RM
25-5-13	£150	RM
1-6-13	£150	RM
8-6-13	£150	RM
15-6-13	£150	RM
22-6-13	£150	RM
29-6-13	£150	RM
6-7-13	£150	RM
13-7-13	£150	RM
20-7-13	£150	RM
27-7-13	£150	RM
3-8-13	£150	RM
10-8-13	£150	RM
17-8-13	£150	RM
24-8-13	£150	RM
31-8-13	£150	RM
7-9-13	£150	RM
14-9-13	£150	RM
21-9-13	£150	RM
28-9-13	£150	RM
5-10-13	£150	RM
12-10-13	£150	RM
19-10-13	£150	RM
26-10-13	£150	RM
2-11-13	£150	RM
9-11-13	£150	RM
16-11-13	£150	RM
23-11-13	£150	RM
30-11-13	£150	RM
7-12-13	£150	RM
14-12-13	£150	RM
21-12-13	£150	RM
28-12-13	£150	RM
	2014	
4-1-14	£150	RM

11-1-14	£150		RM	31-5-14	£150		RM
18-1-14	£150		RM	7-6-14	£150		RM
25-1-14	£150		RM	14-6-14	£150		RM
1-2-14	£150		RM	21-6-14	£150		RM
8-2-14	£150		RM	28-6-14	£150		RM
15-2-14	£150		RM	5-7-14	£150		RM
22-2-14	£150		RM	12-7-14	£150		RM
1-3-14	£150		RM	19-7-14	£150		RM
8-3-14	£150		RM	26-7-14	£150		RM
15-3-14	£150		RM	2-8-14	£150		RM
22-3-14	£150		RM	9-8-14	£150		RM
29-3-14	£150		RM	16-8-14	£150		RM
5-4-14	£150		RM	23-8-14	£150		RM
12-4-14	£150		RM	30-8-14	£150		RM
19-4-14	£150		RM	6-9-14	£150		RM
26-4-14	£150		RM	13-9-14	£150		RM
3-5-14	£150		RM	20-9-14	£150		RM
10-5-14	£150		RM	27-9-14	£150		RM
17-5-14	£150		RM	4-10-14	£150		RM
24-5-14	£150		RM	11-10-14	£150		RM

18-10-14	£150		Rm
25-10-14	£150		Rm
1-11-14	£150		Rm
8-11-14	£150		Rm
15-11-14	£150		Rm
22-11-14	£150		Rm
29-11-14	£150		Rm
6-12-14	£150		Rm
13-12-14	£150		RM
20-12-14	£150		Rm
27-12-15	£150		Rm
	2015		
3-1-15	£150		Rm
10-1-15	£150		Rm
17-1-15	£150		Rm
24-1-15	£150		Rm
31-1-15	£150		Rm
7-2-15	£150		Rm
14-2-15	£150		Rm
21-2-15	£150		Rm
28-2-15	£150		Rm
7-3-15	£150		Rm
14-3-15	£150		Rm
21-3-15	£150		Rm
28-3-15	£150		RM
4-4-15	£150		Rm
11-4-15	£150		Rm
18-4-15	£150		Rm
25-4-15	£150		Rm
2-5-15	£150		Rm
9-5-15	£150		Rm
16-5-15	£150		Rm
23-5-15	£150		Rm
30-5-15	£150		Rm
6-6-15	£150		Rm
13-6-15	£150		Rm
20-6-15	£150		Rm
27-6-15	£150		Rm
4-7-15	£150		Rm
11-7-15	£150		Rm

18-7-15	£150	Rm
25-7-15	£150	Rm
1-8-15	£150	Rm
8-8-15	£150	Rm
15-8-15	£150	Rm
22-8-15	£150	Rm
29-8-15	£150	Rm
5-9-15	£150	Rm
12-9-15	£150	Rm
19-9-15	£150	Rm
26-9-15	£150	Rm
3-10-15	£150	Rm
10-10-15	£150	Rm
17-10-15	£150	Rm
24-10-15	£150	Rm
31-10-15		
7-11-15		
14-11-15		
21-11-15		
28-11-15		

5-12-15	
12-12-15	
19-12-15	
26-12-15	
	2016

MR. D. TILLYER

7

Silvine

CASH BOOK

BRITISH MADE

REF042C

5 011566 000309

RENT BOOK FOR

MR. D. TILLYER

WORKSHOP AT THE REAR OF

MEADOW COTTAGES

TROUT ROAD

WEST DRAYTON

2001

5.5.01	—	£ 35 -	RM
12.5.01	—	£ 35 -	RM
19.5.01	—	£ 35 -	RM
26.5.01	—	£ 35 -	RM
2.6.01	—	£ 35 -	RM
9.6.01	—	£ 35 -	RM
16.6.01	—	£ 35 -	RM
23.6.01	—	£ 35 -	RM
30.6.01	—	£ 35 -	RM
7.7.01	—	£ 35 -	RM
14.7.01	—	£ 35 -	RM
21.7.01	—	£ 35 -	RM
28.7.01	—	£ 35 -	RM
4.8.01	—	£ 35 -	RM
11.8.01	—	£ 35 -	RM
18.8.01	—	£ 35 -	RM
25.8.01	—	£ 35 -	RM
1.9.01	—	£ 35 -	RM
8.9.01	—	£ 35 -	RM
15.9.01	—	£ 35 -	RM

22-9-01	£35	RM
29-9-01	£35	RM
6-10-01	£35	RM
13-10-01	£35	RM
20-10-01	£35	RM
27-10-01	£35	RM
3-11-01	£35	RM
10-11-01	£35	RM
17-11-01	£35	RM
24-11-01	£35	RM
1-12-01	£35	RM
8-12-01	£35	RM
15-12-01	£35	RM
22-12-01	£35	RM
29-12-01	£35	RM

2002

5-1-02	£35	RM
12-1-02	£35	RM
19-1-02	£35	RM
26-1-02	£35	RM

2-2-02	£35	RM
9-2-02	£35	RM
16-2-02	£35	RM
23-2-02	£35	RM
2-3-02	£35	RM
9-3-02	£35	RM
16-3-02	£35	RM
23-3-02	£35	RM
30-3-02	£35	RM
6-4-02	£35	RM
13-4-02	£35	RM
20-4-02	£35	RM
27-4-02	£35	RM
4-5-02	£35	RM
11-5-02	£35	RM
18-5-02	£35	RM
25-5-02	£35	RM
1-6-02	£35	RM
8-6-02	£35	RM
15-6-02	£35	RM

22-6-02	£35	RM
29-6-02	£35	RM
6-7-02	£35	RM
13-7-02	£35	RM
20-7-02	£35	RM
27-7-02	£35	RM
3-8-02	£35	RM
10-8-02	£35	RM
17-8-02	£35	RM
24-8-02	£35	RM
31-8-02	£35	RM
7-9-02	£35	RM
14-9-02	£35	RM
21-9-02	£35	RM
28-9-02	£35	RM
5-10-02	£35	RM
12-10-02	£35	RM
19-10-02	£35	RM
26-10-02	£35	RM
2-11-02	£35	RM
9-11-02	£35	RM
16-11-02	£35	RM
23-11-02	£35	RM
30-11-02	£35	RM
7-12-02	£35	RM
14-12-02	£35	RM
21-12-02	£35	RM
28-12-02	£35	RM

2003

4/1/03	£35	RM
11/1/03	£35	RM
18/1/03	£35	RM
25/1/03	£35	RM
1/2/03	£35	RM
8/2/03	£35	RM
15/2/03	£35	RM
22/2/03	£35	RM
1/3/03	£35	RM
8/3/03	£35	RM
15/3/03	£35	RM

22/3/03	£35	RM
29/3/03	£35	RM
5/4/03	£45	RM
12/4/03	£45	RM
19/4/03	£45	RM
26/4/03	£45	RM
3/5/03	£45	RM
10/5/03	£45	RM
17/5/03	£45	RM
24/5/03	£45	RM
31/5/03	£45	RM
7/6/03	£45	RM
14/6/03	£45	RM
21/6/03	£45	RM
28/6/03	£45	RM
5/7/03	£45	RM
12/7/03	£45	RM
19/7/03	£45	RM
26/7/03	£45	RM
2/8/03	£45	RM

9-8-03	£45	RM
16-8-03	£45	RM
23-8-03	£45	RM
30-8-03	£45	RM
6-9-03	£45	RM
13-9-03	£45	RM
20-9-03	£45	RM
27-9-03	£45	RM
4-10-03	£45	RM
11-10-03	£45	RM
18-10-03	£45	RM
25-10-03	£45	RM
1-11-03	£45	RM
8-11-03	£45	RM
15-11-03	£45	RM
22-11-03	£45	RM
29-11-03	£45	RM
6-12-03	£45	RM
13-12-03	£45	RM
20-12-03	£45	RM

27/12/03	£45	Rm
	2004	
3-1-04	£45	Rm
10-1-04	£45	Rm
17-1-04	£45	Rm
24-1-04	£45	Rm
31-1-04	£45	Rm
7-2-04	£45	Rm
14-2-04	£45	Rm
21-2-04	£45	Rm
28-2-04	£45	Rm
6-3-04	£45	Rm
13-3-04	£45	Rm
20-3-04	£45	Rm
27-3-04	£45	Rm
3-4-04	£45	Rm
10-4-04	£45	Rm
17-4-04	£45	Rm
24-4-04	£45	Rm
1-5-04	£45	Rm
8-5-04	£45	Rm
15-5-04	£45	Rm
22-5-04	£45	Rm
29-5-04	£45	Rm
5-6-04	£45	Rm
12-6-04	£45	Rm
19-6-04	£48	Rm
26-6-04	£45	Rm
3-7-04	£45	Rm
10-7-04	£45	Rm
17-7-04	£45	Rm
24-7-04	£45	Rm
31-7-04	£45	Rm
7-8-04	£45	Rm
14-8-04	£45	Rm
21-8-04	£45	Rm
28-8-04	£45	Rm
4-9-04	£45	Rm
11-9-04	£45	Rm
18-9-04	£45	Rm

25-9-04	£45	Rm
2-10-04	£45	Rm
9-10-04	£45	Rm
16-10-04	£45	Rm
23-10-04	£45	Rm
30-10-04	£45	Rm
6-11-04	£45	Rm
13-11-04	£45	Rm
20-11-04	£45	Rm
27-11-04	£45	Rm
4-12-04	£45	Rm
11-12-04	£45	Rm
18-12-04	£45	Rm
25-12-04	£45	Rm

2005

1-1-05	£45	Rm
8-1-05	£45	Rm
15-1-05	£45	Rm
22-1-05	£45	Rm
29-1-05	£45	Rm
5-2-05	£45	Rm
12-2-05	£45	Rm
19-2-05	£45	Rm
26-2-05	£45	Rm
5-3-05	£45	Rm
12-3-05	£45	Rm
19-3-05	£45	Rm
26-3-05	£45	Rm
2-4-05	£45	Rm
9-4-05	£55	Rm
16-4-05	£55	Rm
23-4-05	£55	Rm
30-4-05	£55	Rm
7-5-05	£55	Rm
14-5-05	£55	Rm
21-5-05	£55	Rm
28-5-05	£55	Rm
4-6-05	£55	Rm
11-6-05	£55	Rm
18-6-05	£55	Rm

25-6-05	£55	RM
2-7-05	£55	RM
9-7-05	£55	RM
16-7-05	£55	RM
23-7-05	£55	RM
30-7-05	£55	RM
6-8-05	£55	RM
13-8-05	£55	Rm
20-8-05	£55	RM
27-8-05	£55	RM
3-9-05	£55	RM
10-9-05	£55	Rm
17-9-05	£55	Rm
24-9-05	£55	RM
1-10-05	£55	RM
8-10-05	£55	RM
15-10-05	£55	RM
22-10-05	£55	RM
29-10-05	£55	RM
5-11-05	£55	Rm.

12-11-05	£55	Rm
26-11-05	£55	Rm
3-12-05	£55	RM
10-12-05	£55	RM
17-12-05	£55	Rm
24-12-05	£55	RM
31-12-05	£55	RM
	2006	
6-1-06	£55	RM
13-1-06	£55	Rm
20-1-06	£55	Rm
27-1-06	£55	RM
4-2-06	£55	Rm
11-2-06	£55	RM
18-2-06	£55	RM
25-2-06	£55	Rm
4-3-06	£55	Rm
11-3-06	£55	RM
18-3-06	£55	RM
25-3-06	£55	RM

1-4-06	£55	RM
8-4-06	£55	RM
15-4-06	£55	RM
22-4-06	£55	RM
29-4-06	£55	RM
6-5-06	£55	RM
13-5-06	£55	RM
20-5-06	£55	RM
27-5-06	£55	RM
3-6-06	£55	RM
10-6-06	£55	RM
17-6-06	£55	RM
24-6-06	£55	RM
1-7-06	£55	RM
8-7-06	£55	RM
15-7-06	£55	RM
22-7-06	£55	RM
29-7-06	£55	RM
5-8-06	£55	RM
12-8-06	£55	RM

19-8-06	£55	RM
26-8-06	£55	RM
2-9-06	£55	RM
9-9-06	£55	RM
16-9-06	£55	RM
23-9-06	£55	RM
30-9-06	£55	RM
7-10-06	£55	RM
14-10-06	£55	RM
21-10-06	£55	RM
28-10-06	£55	RM
4-11-06	£55	RM
11-11-06	£55	RM
18-11-06	£55	RM
25-11-06	£55	RM
2-12-06	£55	RM
9-12-06	£55	RM
16.12.06	£55	RM
23.12.06	£55	RM
30.12.06	£55	RM

2007

6.1.07	£55	RM
13.1.07	£55	RM
20.1.07	£55	RM
27.1.07	£55	RM
3.2.07	£55	RM
10.2.07	£55	RM
17.2.07	£55	RM
24.2.07	£55	RM
3.3.07	£55	RM
10.3.07	£55	RM
17.3.07	£55	RM
24.3.07	£55	RM
31.3.07	£55	RM
7.4.07	£55	RM
14.4.07	£55	RM
21.4.07	£55	RM
28.4.07	£55	RM
5.5.07	£55	RM
12.5.07	£55	RM
19.5.07	£55	RM
26.5.07	£55	RM
2.6.07	£55	RM
9.6.07	£55	RM
16.6.07	£55	RM
23.6.07	£55	RM
30.6.07	£55	RM
7.7.07	£55	RM
14.7.07	£55	RM
21.7.07	£55	RM
28.7.07	£55	RM
4.8.07	£55	RM
11.8.07	£55	RM
18.8.07	£55	RM
25.8.07	£55	RM
1.9.07	£55	RM
8.9.07	£55	RM
15.9.07	£55	RM
22.9.07	£55	RM
29.9.07	£55	RM
6.10.07	£55	RM

13-10-07	£55	RM
20-10-07	£55	RM
27-10-07	£55	RM
3-11-07	£55	RM
10-11-07	£55	RM
17-11-07	£55	RM
24-11-07	£55	RM
1-12-07	£55	RM
8-12-07	£55	RM
15-12-07	£55	RM
22-12-07	£56	RM
29-12-07	£55	RM
2008		
5-1-08	£55	RM
12-1-08	£55	RM
19-1-08	£55	RM
26-1-08	£55	RM
2-2-08	£55	RM
9-2-08	£55	RM
16-2-08	£55	RM
23-2-08	£55	RM
1-3-08	£55	RM
8-3-08	£55	RM
15-3-08	£55	RM
22-3-08	£55	RM
29-3-08	£55	RM
5-4-08	£55	RM
12-4-08	£55	RM
19-4-08	£55	RM
26-4-08	£55	RM
3-5-08	£55	RM
10-5-08	£55	RM
17-5-08	£55	RM
24-5-08	£55	RM
31-5-08	£55	RM
7-6-08	£55	RM
14-6-08	£55	RM
21-6-08	£55	RM
28-6-08	£55	RM
5-7-08	£55	RM

12-7-08	£55	RM
19-7-08	£55	RM
26-7-08	£55	RM
2-8-08	£55	RM
9-8-08	£55	RM
16-8-08	£55	RM
23-8-08	£55	RM
30-8-08	£55	RM
6-9-08	£55	RM
13-9-08	£55	RM
20-9-08	£55	RM
27-9-08	£55	RM
4-10-08	£55	RM
11-10-08	£55	RM
18-10-08	£55	RM
25-10-08	£55	RM
1-11-08	£55	RM
8-11-08	£55	RM
15-11-08	£55	RM
[illegible]-11-08	£55	RM

29-11-08	£55	RM
6-12-08	£55	RM
13-12-08	£55	RM
20-12-08	£55	RM
27-12-08	£55	RM
2009		
3-1-09	£55	RM
10-1-09	£55	RM
17-1-09	£55	RM
24-1-09	£55	RM
31-1-09	£55	RM
7-2-09	£55	RM
14-2-09	£55	RM
21-2-09	£55	RM
28-2-09	£55	RM
7-3-09	£55	RM
14-3-09	£55	RM
21-3-09	£55	RM
28-3-09	£55	RM
4-4-09	£55	RM

11-4-09	£55	RM
18-4-09	£55	RM
25-4-09	£55	RM
2-5-09	£55	RM
9-5-09	£55	RM
16-5-09	£55	RM
23-5-09	£55	RM
30-5-09	£55	RM
6-6-09	£55	RM
13-6-09	£55	RM
20-6-09	£55	RM
27-6-09	£55	RM
4-7-09	£55	RM
11-7-09	£55	RM
18-7-09	£55	RM
25-7-09	£55	RM
1-8-09	£55	RM
8-8-09	£55	RM
15-8-09	£55	RM
22-8-09	£55	RM
29-8-09	£55	RM
5-9-09	£55	RM
12-9-09	£55	RM
19-9-09	£55	RM
26-9-09	£55	RM
3-10-09	£55	RM
10-10-09	£55	RM
17-10-09	£55	RM
24-10-09	£55	RM
31-10-09	£55	RM
7-11-09	£55	RM
14-11-09	£55	RM
21-11-09	£55	RM
28-11-09	£55	RM
5-12-09	£55	RM
12-12-09	£55	RM
19-12-09	£55	RM
26-12-09	£55	RM
2010		
2-1-10	£55	RM

9-1-10	£55	RM
16-1-10	£55	RM
23-1-10	£55	RM
30-1-10	£55	RM
6-2-10	£55	RM
13-2-10	£55	RM
20-2-10	£55	RM
27-2-10	£55	RM
6-3-10	£55	RM
13-3-10	£55	RM
20-3-10	£55	RM
27-3-10	£55	RM
3-4-10	£55	RM
10-4-10	£55	RM
17-4-10	£55	RM
24-4-10	£55	RM
1-5-10	£55	RM
8-5-10	£55	RM
15-5-10	£55	RM
22-5-10	£55	RM
29-5-10	£55	RM
5-6-10	£55	RM
12-6-10	£55	RM
19-6-10	£55	RM
26-6-10	£55	RM
3-7-10	£55	RM
10-7-10	£55	RM
17-7-10	£55	RM
24-7-10	£55	RM
31-7-10	£55	RM
7-8-10	£55	RM
14-8-10	£55	RM
21-8-10	£55	RM
28-8-10	£55	RM
4-9-10	£55	RM
11-9-10	£55	RM
18-9-10	£55	RM
25-9-10	£55	RM
2-10-10	£55	RM
9-10-10	£55	RM

16.10.10	£55	RM
23.10.10	£55	RM
30.10.10	£55	RM
6.11.10	£55	RM
13.11.10	£55	RM
20.11.10	£55	RM
27.11.10	£55	RM
4.12.10	£55	RM
11.12.10	£55	RM
18.12.10	£55	RM
25.12.10	£55	RM
2011		
1.1.11	£55	RM
8.1.11	£55	RM
15.1.11	£55	RM
22.1.11	£55	RM
29.1.11	£55	RM
5.2.11	£55	RM
12.2.11	£55	RM
19.2.11	£55	RM
26.2.11	£55	RM
5.3.11	£55	RM
12.3.11	£55	RM
19.3.11	£55	RM
26.3.11	£55	RM
2.4.11	£55	RM
9.4.11	£55	RM
16.4.11	£55	RM
23.4.11	£55	RM
30.4.11	£55	RM
7.5.11	£55	RM
14.5.11	£55	RM
21.5.11	£55	RM
28.5.11	£55	RM
4.6.11	£55	RM
11.6.11	£55	RM
18.6.11	£55	RM
25.6.11	£55	RM
2.7.11	£55	RM
9.7.11	£55	RM

16-7-11	£55	RM
23-7-11	£55	RM
30-7-11	£55	RM
6-8-11	£55	RM
13-8-11	£55	RM
20-8-11	£55	RM
27-8-11	£55	RM
3-9-11	£55	RM
10-9-11	£55	RM
17-9-11	£55	RM
24-9-11	£55	RM
1-10-11	£55	RM
8-10-11	£55	RM
15-10-11	£55	RM
22-10-11	£55	RM
29-10-11	£55	RM
5-11-11	£55	RM
12-11-11	£55	RM
19-11-11	£55	RM
26-11-11	£55	RM
3-12-11	£55	RM
10-12-11	£55	RM
17-12-11	£55	RM
24-12-11	£55	RM
31-12-11	£55	RM

2012

7-1-12	£55	RM
14-1-12	£55	RM
21-1-12	£55	RM
28-1-12	£55	RM
4-2-12	£55	RM
11-2-12	£55	RM
18-2-12	£55	RM
25-2-12	£55	RM
3-3-12	£55	RM
10-3-12	£55	RM
17-3-12	£55	RM
24-3-12	£55	RM
31-3-12	£55	RM
7-4-12	£55	RM

14-4-12	£55	RM
21-4-12	£55	RM
28-4-12	£55	RM
5-5-12	£55	RM
12-5-12	£55	RM
19-5-12	£55	RM
26-5-12	£55	RM
2-6-12	£55	RM
9-6-12	£55	RM
16-6-12	£55	RM
23-6-12	£55	RM
30-6-12	£55	RM
7-7-12	£55	RM
14-7-12	£55	RM
21-7-12	£55	RM
28-7-12	£55	RM
4-8-12	£55	RM
11-8-12	£55	RM
18-8-12	£55	RM
25-8-12	£55	RM
1-9-12	£55	RM
8-9-12	£55	RM
15-9-12	£55	RM
22-9-12	£55	RM
29-9-12	£55	RM
6-10-12	£55	RM
13-10-12	£55	RM
20-10-12	£55	RM
27-10-12	£55	RM
3-11-12	£55	RM
10-11-12	£55	RM
17-11-12	£55	RM
24-11-12	£55	RM
1-12-12	£55	RM
8-12-12	£55	RM
15-12-12	£55	RM
22-12-12	£55	RM
29-12-12	£55	RM
2013		
5-1-13	£55	RM

12-1-13	£55	RM
19-1-13	£55	RM
26-1-13	£55	RM
2-2-13	£55	RM
9-2-13	£55	RM
16-2-13	£55	RM
23-2-13	£55	RM
2-3-13	£55	RM
9-3-13	£55	RM
16-3-13	£55	RM
23-3-13	£55	RM
30-3-13	£55	RM
6-4-13	£55	RM
13-4-13	£55	RM
20-4-13	£55	RM
27-4-13	£55	RM
4-5-13	£55	RM
11-5-13	£55	RM
18-5-13	£55	RM
25-5-13	£55	RM

1-6-13	£55	RM
8-6-13	£55	RM
15-6-13	£55	RM
22-6-13	£55	RM
29-6-13	£55	RM
6-7-13	£55	RM
13-7-13	£55	RM
20-7-13	£55	RM
27-7-13	£55	RM
3-8-13	£55	RM
10-8-13	£55	RM
17-8-13	£55	RM
24-8-13	£55	RM
31-8-13	£55	RM
7-9-13	£55	RM
14-9-13	£55	RM
21-9-13	£55	RM
28-9-13	£55	RM
5-10-13	£55	RM
12-10-13	£55	RM

19-10-13	£55	RM
26-10-13	£55	RM
2-11-13	£55	RM
9-11-13	£55	RM
16-11-13	£55	RM
23-11-13	£55	RM
30-11-13	£55	RM
7-12-13	£55	RM
14-12-13	£55	RM
21-12-13	£55	RM
28-12-13	£55	RM

2014

4-1-14	£55	RM
11-1-14	£55	RM
18-1-14	£55	RM
25-1-14	£55	RM
1-2-14	£55	RM
8-2-14	£55	RM
15-2-14	£55	RM
22-2-14	£55	RM
1-3-14	£55	RM
8-3-14	£55	RM
15-3-14	£55	RM
22-3-14	£55	RM
29-3-14	£55	RM
5-4-14	£55	RM
12-4-14	£55	RM
19-4-14	£55	RM
26-4-14	£55	RM
3-5-14	£55	RM
10-5-14	£55	RM
17-5-14	£55	RM
24-5-14	£55	RM
31-5-14	£55	RM
7-6-14	£55	RM
14-6-14	£55	RM
21-6-14	£55	RM
28-6-14	£55	RM
5-7-14	£55	RM
12-7-14	£55	RM

19-7-14	£55	RM
26-7-14	£55	RM
2-8-14	£55	RM
9-8-14	£55	RM
16-8-14	£55	RM
23-8-14	£55	RM
30-8-14	£55	RM
6-9-14	£55	RM
13-9-14	£55	RM
20-9-14	£55	RM
27-9-14	£55	RM
4-10-14	£55	RM
11-10-14	£55	RM
18-10-14	£55	RM
25-10-14	£55	RM
1-11-14	£55	RM
8-11-14	£55	RM
15-11-14	£55	RM
22-11-14	£55	RM
29-11-14	£55	RM
6-12-14	£55	RM
13-12-14	£55	RM
20-12-14	£55	RM
27-12-14	£55	RM
2015		
3-1-15	£55	RM
10-1-15	£55	RM
17-1-15	£55	RM
24-1-15	£55	RM
31-1-15	£55	RM
7-2-15	£55	RM
14-2-15	£55	RM
21-2-15	£55	RM
28-2-15	£55	RM
7-3-15	£55	RM
14-3-15	£55	RM
21-3-15	£55	RM
28-3-15	£55	RM
4-4-15	£55	RM
11-4-15	£55	RM

18-4-15	£55	Rm
25-4-15	£55	Rm
2-5-15	£55	Rm
9-5-15	£55	Rm
16-5-15	£55	Rm
23-5-15	£55	Rm
30-5-15	£55	Rm
6-6-15	£55	Rm
13-6-15	£55	Rm
20-6-15	£55	Rm
27-6-15	£55	Rm
4-7-15	£55	Rm
11-7-15	£55	Rm
18-7-15	£55	Rm
25-7-15	£55	Rm
1-8-15	£55	Rm
8-8-15	£55	Rm
15-8-15	£55	Rm
22-8-15	£55	Rm
29-8-15	£55	Rm

5-9-15	£55	Rm
12-9-15	£55	Rm
19-9-15	£55	Rm
26-9-15	£55	Rm
3-10-15	£55	Rm
10-10-15	£55	Rm
17-10-15	£55	Rm
24-10-15	£55	Rm
31-10-15		
7-11-15		
14-11-15		
21-11-15		
28-11-15		
5-12-15		
12-12-15		
19-12-15		
26-12-15		

2016

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT14'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER


– 2016
SALES.
EBAY 2012-2018
Collection Notes + Sales
R TILLYER ACCOUNTS 06/07
R TILLYER ACCOUNTS 08/09
R TILLYER ACCOUNTS 10/11 + AGENTEASE
R TILLYER ACCOUNTS 12/13 + AGENTEASE
R TILLYER ACCOUNTS 16/17 + AGENTEASE
R TILLYER ACCOUNTS 07/08
R TILLYER ACCOUNTS 09/10
AGENTEASE
R TILLYER ACCOUNTS 13/14 + AGENTEASE
R TILLYER ACCOUNTS 14/15 + AGENTEASE


R TILLYER
ACCOUNTS
06/07
R TILLYER
ACCOUNTS
08/09
R TILLYER
ACCOUNTS
07/08
R TILLYER
ACCOUNTS
09/10

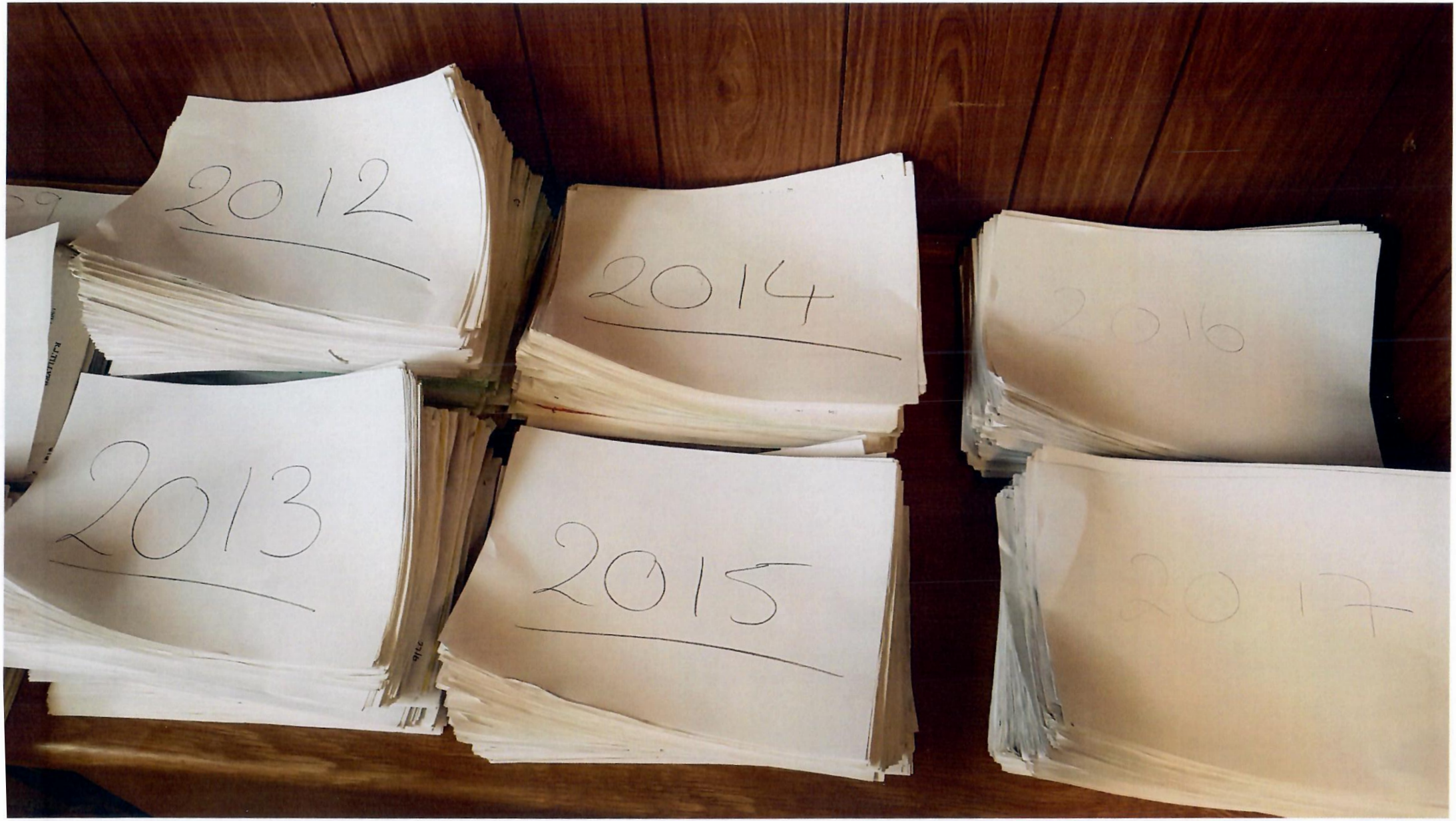

R TILLYER
ACCOUNTS
10/11
+
AGENTEASE
R TILLYER
ACCOUNTS
12/13
+
AGENTEASE
R TILLYER
ACCOUNTS
11/12
+
AGENTEASE
R TILLYER
ACCOUNTS
13/14
+
AGENTEAS


R TILLYER
ACCOUNTS
15 | 16
+
AGENTEASE
R TILLYER
ACCOUNTS
16 | 17
+
AGENTEASE
R TILLYER
ACCOUNTS
14 | 15
+
AGENTEASE

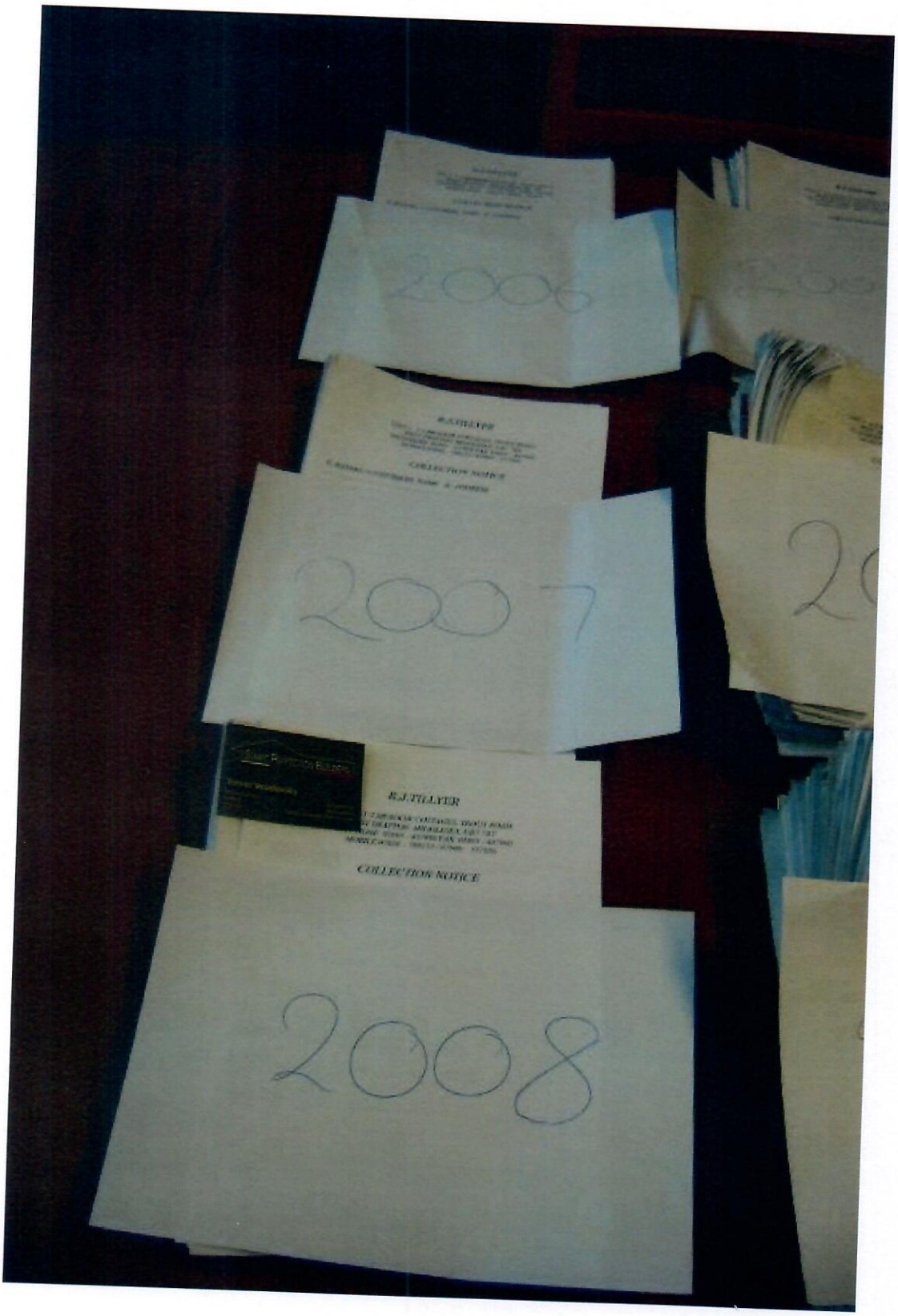

R TILLYER
ACCOUNTS
15 | 16
+
AGENTEASE
R TILLYER
ACCOUNTS
16 | 17
+
AGENTEASE
R TILLYER
ACCOUNTS
14 | 15
+
AGENTEASE

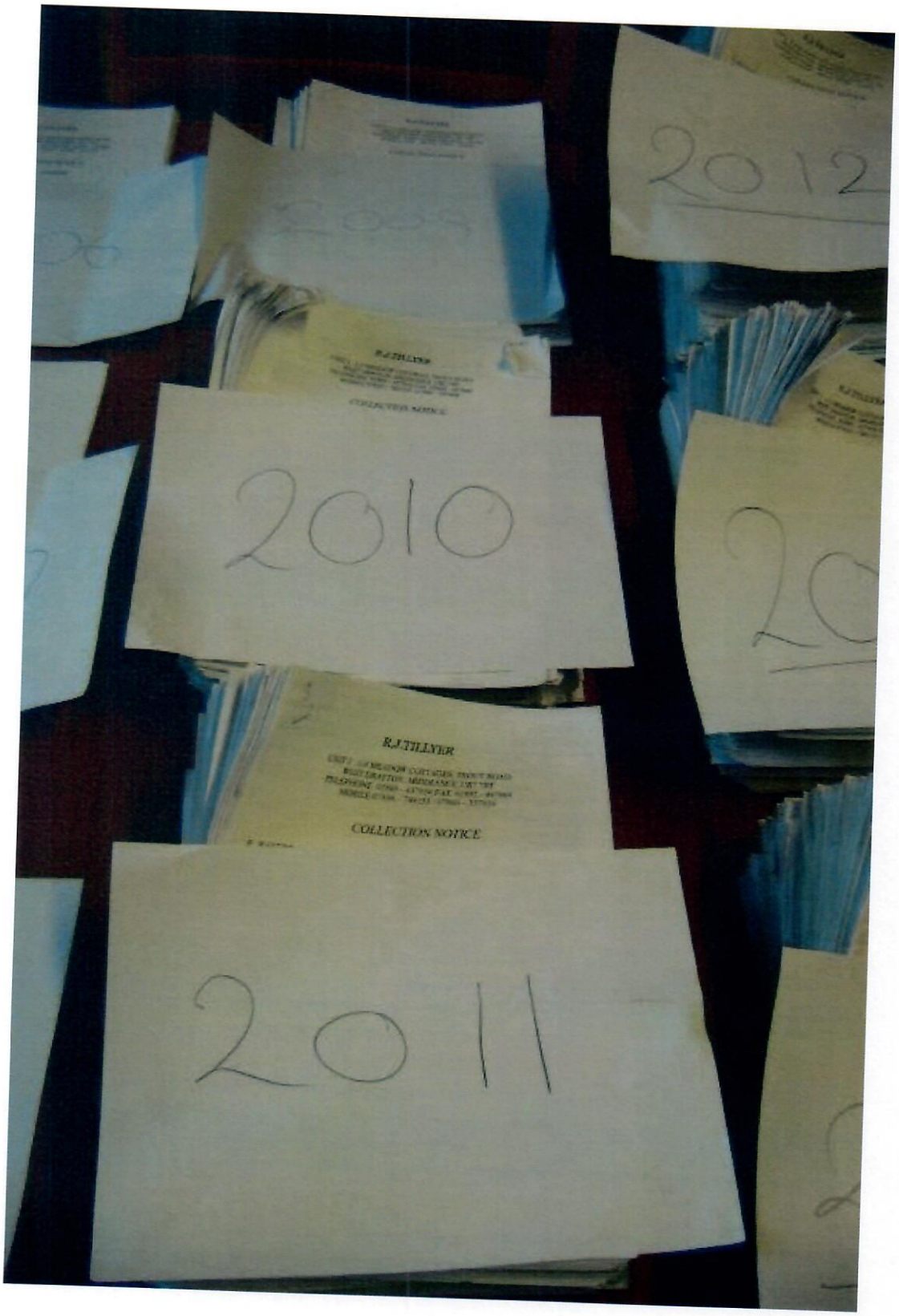

LES.
EBAY 2012-2013
Collection notes + Sales
R TILLYER ACCOUNTS 06/07
R TILLYER ACCOUNTS 08/09
R TILLYER ACCOUNTS 07/08
R TILLYER ACCOUNTS 09/10

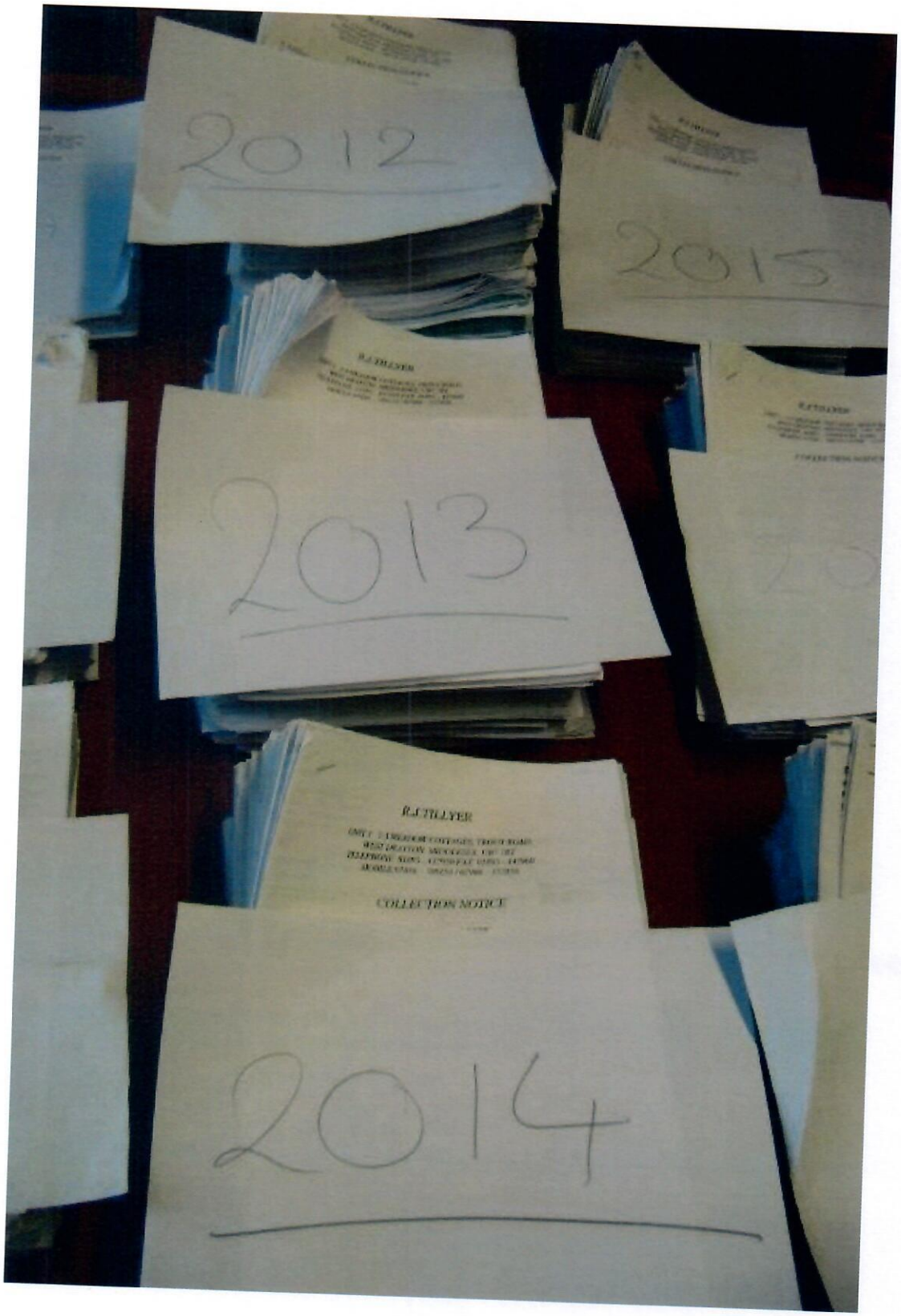

2006
2009
2012
2007
2010
2013
2008
2011

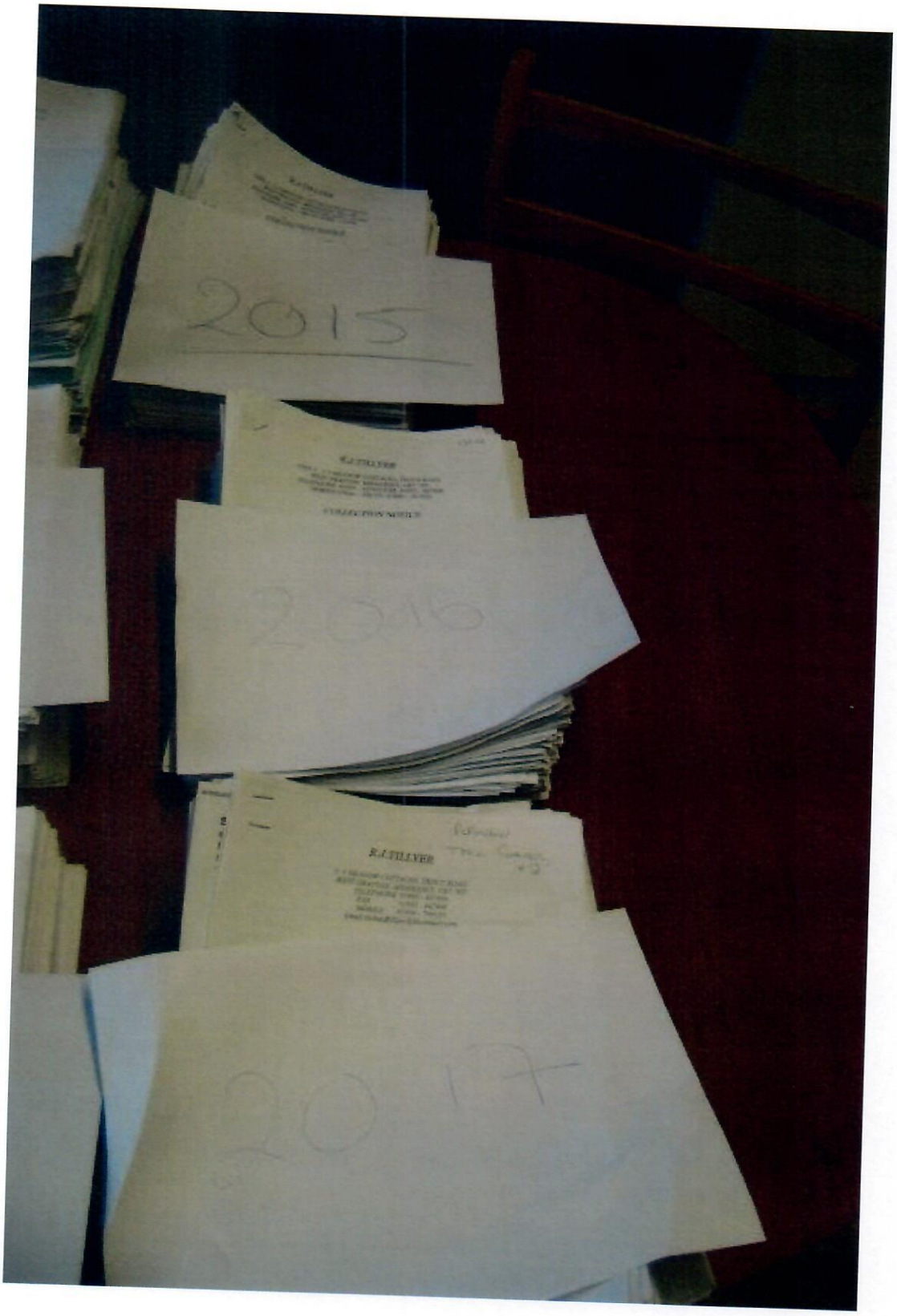

2012
2014
2016
2013
2015
2017

2015
2014
2013
2012
2011
2010
2009
2008


2006
R.J.TILLYER
COLLECTION NOTICE
2007
R.J.TILLYER
COLLECTION NOTICE
2008


2012
2010
R.J.TILLYER
COLLECTION NOTICE
2011


2012
2015
2013
R.J. TILLYER
COLLECTION NOTICE
2014


2015
2016
2017

IN THE MATTER OF:-

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY INCLUDING THOSE IN BREACH OF A PLANNING CONDITION.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Land situate at:-

TROUT LANE, WEST DRAYTON, MIDDLESEX, UB7 7RT

RICHARD JOHN TILLYER

Applicant

EXHIBIT 'RJT15'

referred to in the

WITNESS STATEMENT OF RICHARD JOHN TILLYER

The Planning Inspectorate

Appeal Decision

Site visit made on 29 March 2016

by A U Ghafoor Bsc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 April 2016

Appeal Ref: APP/R5510/C/15/3136829
Land North East of Trout Lane, Yiewsley, West Drayton, UB7 7RT

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mr Richard Tillyer against an enforcement notice issued by the Council of the London Borough of Hillingdon.
- The notice was issued on 15 September 2015.
- The breach of planning control as alleged in the notice is without planning permission, the material change of use of Green Belt land for off-airport parking (sui generis class use).
- The requirements of the notice are to:
  (1) Cease the use of the land for off-airport parking
  (2) Cease the use of the mobile cabin in connection with the use of the land as off-airport parking and remove the mobile cabin from the land
  (3) Remove from the land all vehicles, and all fixtures and fittings that facilitate the use of the land as off-airport parking.
- The period for compliance with the requirements is one month.
- The appeal is proceeding on the grounds set out in section 174(2) (g) of the Town and Country Planning Act 1990 as amended. Since the prescribed fees have not been paid within the specified period, ground (a) and the application for planning permission deemed to have been made under section 177(5) of the Act as amended does not fall to be considered.

Summary of Decision: The appeal succeeds on ground (g) and the enforcement notice is upheld as varied in the terms set out below in the Formal Decision.

Reasons

1. I observed that a large amount of vehicles are parked on the land. There is a mobile cabin used in connection with off-airport parking. It is necessary to consider whether or not the compliance period specified in section 6 of the Notice is too short.

2. The Appellant argues that three months should be given because the business requires time to terminate customer contracts and find an alternative site. The Council vehemently disagrees. The reasons for issuing the Notice clearly set out planning objections to the development and relate to a failure to comply with relevant Development Plan policies. Harm is caused to highway safety, pollution and the Green Belt. In addition, the site is situated in flood zone 3, because of its location close to the River Frays.

3. It seems to me that the Notice requires the cessation of the unauthorised use and removal of vehicles and ancillary structures. In such circumstances it is reasonable and appropriate to consider staging the period for compliance.

4. Given the identified harm to matters of acknowledged importance, I consider that the unauthorised use should not be allowed to continue more than absolutely necessary. I have seen no cogent evidence to the effect that off-airport parking cannot cease practically in one month. Given the nature of the work required to comply with step (1), this particular activity could cease relatively quickly. Therefore, one month is a reasonable period of compliance.

5. That said however more time is required to allow existing customers' vehicles to be removed. An alternative location needs to be found and an extended period would give sufficient time for contracts to be properly terminated. The removal of the mobile cabin would need to be arranged. All of this is likely to take some time, given the amount of vehicles stored. Given the nature of the work required by the Notice, I consider that a three month compliance period is reasonable for step (2) and (3).

6. On the particular circumstances of this case, I find that a staged compliance period would be a pragmatic and suitable compromise. It is a proportionate response to needs of the business and, in my view, strikes a fair balance between the competing interests of the business and wider public interest.

Conclusion

7. For the reasons given above and having regard to all other matters, I conclude that a reasonable period for compliance would be one month for step (1) and three months for step (2) and (3) and I am varying the enforcement notice accordingly, prior to upholding it. For the avoidance of doubt, I shall state the requirement and compliance period together.

Formal Decision

8. The appeal is allowed on ground (g), and the enforcement notice is varied: by the deletion of all of the text in section 6, time for compliance, and the substitution of the following text:

   (1) The compliance period for step (1), cease the use of the land for off-airport parking, is one (1) month.

   (2) The compliance period for step (2) (cease the use of the mobile cabin in connection with the use of the land for off-airport parking and remove the mobile cabin from the land) and step (3) (remove from the land all vehicles, and all fixtures and fittings that facilitate the use of the land as off-airport parking) is three (3) months.

9. Subject to these variations, the enforcement notice is upheld.

A U Ghafoor

Inspector