

Supporting Statement

Land lying to the North West of
Harefield Road, Uxbridge,
Middlesex, UB8 1PW

Prepared For

**Mr Frank Peters and Mr Robert
Peters**

3330

July 2026



bell cornwell

Town and Country Planning Consultants

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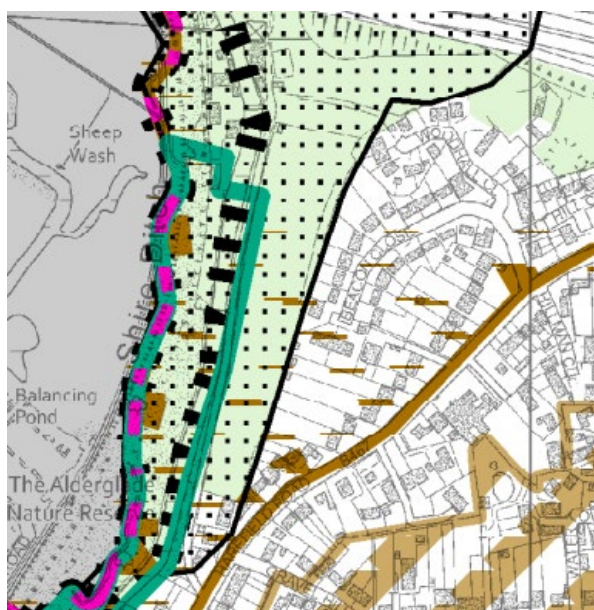
1 INTRODUCTION

- 1.1 Bell Cornwell LLP have been instructed on behalf of Mr Frank Peters and Mr Robert Peters (herein referred to as the 'Applicant'), to submit a certificate of lawfulness application to formally confirm that the use of the land for a mixed use for parking and storage, at land lying to the Northwest of Harefield Road, Uxbridge is lawful. No physical works are proposed as part of the application.
- 1.2 We understand that the uses at the Site have been ongoing for more than 10 years.
- 1.3 The Lawful Development Certificate seeks to confirm that the use of the Site is lawful.
- 1.4 We have provided the following information
- Completed Application Forms
 - Supporting Statement
 - Site Location Plan



2 THE SITE AND SURROUNDINGS

- 2.1 The Site comprises of an area of hard surface located along a private lane adjacent to Frays River.
- 2.2 Vehicular access to the Site is via this private lane. The entrance to the lane is adjacent to No. 195 Harefield Road. There are other properties that are accessed along this private lane.
- 2.3 To the north of the Site is the A40 which is elevated and is clearly visible from within the Site.
- 2.4 The Site contains an area of hard surface near to the entrance into the Site from the private lane and is a relatively flat piece of land.
- 2.5 The remainder of the land is within the ownership of the Applicant but is not within the red edge of the Site and is given over to grass. It contains a steeped section which extends to the rear of the houses along Woodhall Close and Beacon Close.
- 2.6 The Site is designated in the Hillingdon Local Plan as Green Belt. The Site is also adjacent to a Nature Reserve although the Site is designated as a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance.
- 2.7 The Site is also within the Hillingdon Air Quality Management Area.



Extract of the Site from the Proposals Map of the Hillingdon Local Plan



3 RELEVANT PLANNING HISTORY

- 3.1 The Site has some relevant planning history and includes an Enforcement Notice and subsequent Enforcement Appeal from 2022 which is referenced below:
- PP/R5510/C22/3302345. The breach of planning control as alleged in the notice is without planning permission, the use of the land for the parking and stationing of motor vehicles. (Referred to hereon in as the 'Appeal Decision')
- 3.2 The Appeal was allowed to succeed on ground (b), and the Enforcement Notice was quashed. The Appeal Decision is included as **Appendix 1** and is particularly relevant to this application as it confirms that the Site has been used for a period of over ten years for the storage of fairground equipment.
- 3.3 Of note, the Appeal Statement only addressed the issues raised in the Enforcement Notice and did not refer to the other uses that had been ongoing at the Site, as this was not relevant or necessary in the context of the appeal.
- 3.4 The Site has been used as a yard for more than 40 years. The Applicant purchased the Site in 2006 to store and maintain their fairground equipment. Since then, the Site has continued to be used to store and maintain the fairground equipment and associated ancillary vehicles for its maintenance together with other mixed uses for the parking of vehicles and for storage of things including scaffolding poles and skips.



4 RELEVANT LEGISLATION AND GUIDANCE

4.1 This Lawful Development Certificate application seeks to confirm the use of the Site for a mixed use for parking and storage for an uninterrupted period of over 10 years, as required by Section 191 of the Town and Country Planning Act 1990.

4.2 In a certificate of lawfulness application on a legal ground such as this, the burden of proof lies with the Applicant. The Applicant is responsible for providing sufficient information to support the application. National Planning Practice Guidance (NPPG) outlines that:

‘In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant’s version of events less than probable, there is no good reason to refuse the application, provided the applicant’s evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.’ Paragraph: 006 Reference ID: 17c-006-20140306.

4.3 Section 191 of the Town and Country Planning Act enables an applicant to apply for a Lawful Development Certificate for a use or operation on the basis that it did not require planning permission, or that the time to take enforcement action has expired.

4.4 Section 171B of the Town and Country Planning Act 1990 stipulates the time limits for enforcement action, and Section 171B (3), which is the relevant section for a change of use to a commercial use, states the following:

‘In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach’.

4.5 Planning Guidance notes that the Applicant is responsible for providing sufficient information to support an application, although a Local Planning Authority always needs to co-operate with an applicant who is seeking information that the Authority may hold about the planning status of the land. In the case of applications for existing use, the Courts have found (F W Gabbittas -v- SSE and Newham LBC {1985} JPL 630) that the applicant’s own evidence does not need to be corroborated by ‘independent’ evidence in order to be accepted.

4.6 There is a well-established legal authority to say that if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the Applicant’s version of events less than probable, there is no good reason to refuse the application, provided the



Applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probabilities.



5 EVIDENCE OF THE USES

- 5.1 This application is seeking to establish that the Site has been used for a mixed use for parking and storage for an uninterrupted period of over 10 years, as required by Section 191 of the Town and Country Planning Act 1990.
- 5.2 The entire part of the Site has been continuously used by the Applicant for the storage and maintenance of their fairground equipment; however, this is currently located within the Southern section of the Site. The Site has also been used by a variety of other tenures for other mixed uses.

THE USE OF THE SITE FOR THE STORAGE AND MAINTENANCE OF FAIRGROUND EQUIPMENT

- 5.3 It is understood that the Site has been used continuously for the storage and maintenance of fairground equipment and ancillary equipment including the parking of vehicles since 2006 when the Applicant purchased the Site.
- 5.4 The fairground equipment has been stored at the Site since 2006. Most recently it has been stored towards the southern section of the Site.



Photograph of fairground equipment stored towards the northern end of the Site in approximately 2011

- 5.5 The fairground equipment consists of large and bulky items and includes rides such as the Ladybirds, Chair-O Planes, 6 bed trampolines, Mini Ski Jump, to name a few and some of which can be stored on Site for a number of months as this is the closest Site to where the fairground equipment is required which the Applicant owns.



- 5.6 The fairground equipment and ancillary equipment is loaded and unloaded weekly from the Site in summer. During winter, the equipment is only used 1 to 2 times per week. From summer, the equipment is loaded and unloaded for events 3-4 times per week.
- 5.7 The Site has also been used for the parking and stationing of vehicles associated with the fairground equipment, which transport the equipment to the fairground and also provide the required maintenance of the equipment. This includes:
- Large trucks and vehicles entering the Site to collect and return fairground equipment, as shown below; and



Photograph from 2014 of large trucks associated with the fairground equipment

- Numerous vehicles entering the Site to maintain the fairground equipment. Technical records from 2014-2026 demonstrate this (**Appendix 2**). As part of this information, invoices and Inspection Records of the fairground equipment are provided which show that the location of the testing was at the Site. The Site's location is referred to within the records as Frays Farm, along with photos of the equipment demonstrating it was at the Site.
- 5.8 Statutory Declarations have been provided by Frank Peters and Robert Peters and confirm that they have owned and operated the Site since 2006; and that their fairground equipment is stored and maintained on Site since it was purchased in 2006. These are provided at **Appendix 3**.



- 5.9 Additionally, a document entitled an Affidavit from Clare Hebborn and Steven Hebborn also confirms that they have stored and maintained their fairground equipment at the Site. This is provided at **Appendix 4**.
- 5.10 In addition, the Appeal Decision reinforces that the Site has been continuously used for the storage of fairground equipment since 2006 and outlines at Paragraphs 9, 10 and 12 that there was evidence of fairground equipment on the Site, as demonstrated below:
9. While I have not been provided with any aerial photographs that pre-date 2013, the LPA does not dispute that fairground equipment has been on the land since this time and for several years. The position has been clarified further, at my request, in post-appeal correspondence sent to the Planning Inspectorate in terms of the specific use of the site when the Notice was issued. The appellant commented on 23 February 2023 that *'at the time the enforcement notice was issued, the appellant had equipment for weekly use in Uxbridge high street and Hemel Hempstead high street, which included a ski jump, teacups, six bed trampolines, ladybird ride, mobile stage, airplanes, bungee trampolines and carousel rides'*. In response to the same question, the LPA commented on 22 February 2023 that *'when the notice was issued (27th May 2022), restricted photographs of the site were taken by the Council. This was because access to the site was denied, and the entrance gates were closed off'*.
10. The LPA does not dispute the appellant's comment that fairground equipment was on the site when the Notice was issued. There is nothing compelling before me that casts doubt about the appellants' contention that when the Notice was issued, the site also included fairground equipment. While the LPA did take some photographs, they do not show the whole of the site. I therefore find, and as a matter of fact and degree, that when the Notice was issued the breach of planning control involved a mixed use falling within one planning unit. The evidence is that the site was in a mixed use comprising (i) the storage of fairground equipment with the ancillary parking of vehicles and (ii) use for the parking of motorised vehicles.
12. The appellants state that they bought the land in 2006. They say that from this time they have used it continuously for the purpose of storing fairground equipment. The photographic evidence supports such a use since at least 2013. Furthermore, and as detailed above, I find, as a matter of fact and degree, that the evidence does indicate that when the Notice was issued the fairground equipment storage use had not stopped. It is noteworthy that such a use was still being carried out as part of my site visit.
- 5.11 The use of the Site for the storage of fairground equipment has continued since the Appeal site visit.



5.12 In 2006/2007 an Enforcement Officer from the London Borough of Hillingdon visited the Site and noted the fairground equipment and associated vehicles and no enforcement action was taken.

5.13 The use of the Site for the storage of fairground equipment has also been acknowledged by the Council's existing Enforcement Officer in an email dated 16 November 2025 (attached in full at **Appendix 5**), which states:

'As previously advised, the lawful use of the Site is for storing fairground equipment, which falls under Class B8 (Storage or Distribution) of the Town and Country Planning (use Classes) Order 1987 (as amended), which is limited to a small section of the land'.

5.14 It has therefore been accepted that the Site's lawful use includes the storage and maintenance of fairground equipment with the ancillary parking of vehicles which has been ongoing for a period of more than 10 years.

THE USE OF THE SITE FOR OTHER MIXED USES INCLUDING STORAGE AND PARKING

5.15 We understand that the Site has also been used for a variety of other mixed uses, including storage of scaffolding poles, skips, diggers, vehicles and containers along with the parking of motorised vehicles.

5.16 Within the Site, and in particular along the western boundary of the Site there have been a number of portable containers placed on the Site which are used for various storage uses. These containers are not fixed to the land and subsequently are not buildings as there is no operational development involved with their placement. The containers are temporary structures and are a use of the land and are lawful.

5.17 Cool Parties and Monkey Play Land have used the Site to store their fun castles and other inflatables in containers for a period of over 11 years along with the storing of scaffolding poles. The scaffolding poles were associated with a soft play centre called Monkey World and were also stored in a container. They stopped using the Site for the storage of their items in 2025. This is confirmed in a document entitled an Affidavit from Mohammed Sadiq (**Appendix 6**).

5.18 The storage of scaffolding equipment and skips has been ongoing at the Site for approximately 15 years by a variety of tenants alongside the Applicant. The Applicant has had their own



scaffolding poles stored on Site for a period of more than 10 years where they also used to put up scaffolding towers to assist with maintaining the top of the fairground rides. Currently however the Applicant's scaffolding is not on the Site as it was accidentally moved from the Site by another tenant in November 2025 and has not yet been replaced, although their intentions are to bring it back. Castle Kelly also stored their scaffolding and skips on Site along with vehicles, diggers, dumpers, underground cables and containers from 2017 to 2020. The current scaffolding stored on Site is by Adriatik Murataj and he has been using the Site for approximately 2 years.

- 5.19 There have been a variety of tenants at the Site who have stored their scaffolding and skips on Site. These storage uses have therefore not always been sited in one specific location and have moved about the Site with the different tenures. Currently however, the skips and scaffolding are located to the east of the entrance into the Site.
- 5.20 The Site has also been used previously for the parking and stationing of motor vehicles, which was detailed in our Appeal Statement in 2022, which was in response to what was alleged in the Enforcement Notice. The tenants that used the Site to park and station their vehicles included Uxbridge French Market Staller's vehicles, for a period of over ten years. The Applicant had a verbal agreement with the London Borough of Hillingdon Street Licensing and Uxbridge BID that the Site can be used on Uxbridge French market days for the parking of vehicles and storing of equipment throughout those days.
- 5.21 Since 2011, the London Borough of Hillingdon Street Licencing informed the market event organisers that they are unable to park on streets near the market and to park at the Site. The large market events occurred on Thursdays, Fridays and Saturdays. The vans and equipment were parked throughout these days and the day before and the day after the market, to allow for setting up and taking down. Therefore for 5 days per week per event the Site was used for the parking and stationing of vehicles associated with the Uxbridge French market events throughout the year.
- 5.22 However, the French Market events do not attend Uxbridge anymore and it is only the Christmas Market that occurs and is held annually. The market holders continue however to store their vehicles and equipment on the Site when they need to during this period.
- 5.23 We have provided a document entitled an Affidavit from Mr Mike Crane who has been employed since 2011 as the BID manager for Uxbridge (**Appendix 7**). He confirmed that 'There



was a history of the council's street licensing for market days and events in Uxbridge to strongly encourage the use of Frank Peters yard for parking of cars as there was no other adequate location'. The affidavit continues to outline that 'there is no other adequate location near to Uxbridge centre to park vehicles and that the use of the Site by the local business and community commenced before he started working in 2011 and has continued consistently since then'.



Photograph of the Site taken in 2016

- 5.24 In addition, Crown Cars, who are a minibus company, transported disabled school children to and from the local schools and used the Site to park and maintain their minibuses for a period of approximately 10 years from 2012 to 2022.
- 5.25 Crown Cars also had a taxicab company, and they stored their vehicles on the Site from 2012.
- 5.26 A document entitled an Affidavit from Ms Haajir Faheem (**Appendix 8**), who is the daughter of the founder of the company Crown Cars, confirms the Site has been used to park their minibuses associated with Crown Cars. The Affidavit outlines that the *'buses are built for disabled transport, and we use them to transport school kids to and from school for Hillingdon Council and other surrounding Council school services'*.
- 5.27 Additionally, Mr Thomas Shijo, who is an operations employee of Crown Cars, confirms that for a period of around 10 years, Crown Cars used the Site for the parking, storage, maintenance and safety testing of their fleet of disabled school buses, used for transporting



disabled school children to and from the local schools in Hillingdon. This document entitled an Affidavit is attached as **Appendix 9**.

- 5.28 From the end of March 2017 to the end of December 2020, Castle Kelly Utilities Ltd, who are an infrastructure construction and maintenance company used the Site as a halfway yard to unload materials for smaller jobs in London and to store vehicles, diggers, dumpers, underground cables and containers. As mentioned above, they also used the Site to store their scaffolding and skips during this period.
- 5.29 From 2017 until Spring 2021 Coram Life Education Hillingdon Ltd, stored their mobile classrooms on the Site where they were not in used. This is confirmed in a signed statement from Mr Derek Johnson and is attached at **Appendix 10**.
- 5.30 A Car Mechanic, name unknown, used the Site from 2021 to 2022 to park vehicles that he had bought and intended to sell. The number of vehicles on Site as were approximately 4 at any one time. Currently however, Tomasz Marcinkowski is on Site and has been there for the last 4 years. He was a tenant of Mr Przemyslaw Marion Barbarewicz who owned PB Tyres, who also rented some of the Site, although he left in November 2025.
- 5.31 The most northerly section of the Site has most recently been used to store a variety of containers and lorries. A previous tenant has been on Site for a period of approximately 3 ½ years. Currently however on this part of the Site are a family business who are a recycling company and who operate under both FJL Recycling and Fleet Fresh. They have been on Site since April 2026 and store 2 of their vehicles along with some containers and skips associated with their business.
- 5.32 These mixed storage uses have been continuously ongoing for a period of over ten years, and which is illustrated and summarised in the table below.

The Use of the Site	By	From
Storage of Fairground equipment and associated vehicles	The Applicant and Clare and Steven Hebborn	2006 onwards
Parking and stationing of containers for the storage of fun castles and other inflatables along with associated scaffolding	Cool Parties and Monkey Play	Since at least 2010 onwards



The storage of Scaffolding equipment and skips	A variety of tenures, including the Applicant	Approximately 2008 onwards
Storage of Containers	A variety of tenures, including the Applicant	2006 onwards
To park vehicles and store equipment associated with the Uxbridge market days throughout those days	Market Street Holders	2011 onwards. The regular use ceased in 2021 _Covid), however vehicles associated with the Christmas market continue to use the Site
Park and maintain their minibuses and taxicab cars	Crown Cars	2012 to 2022
Storage of materials for their infrastructure construction and maintenance company, including scaffolding and skips	Castle Kelly Utilities	2017 to 2020
Storage of mobile classrooms	Coram Life Education Hillingdon Ltd	2017 to 2021
Car Mechanic using the Site	Name unknown and Tomasz Marcinkowski	2021 onwards
Storage of Containers and Lorries	Variety of tenants and most recently FJL Recycling and Fleet Fresh	2022 onwards

5.33 The further supporting evidence, which is provided below, demonstrates that the Site has been used for a mixed storage use including storage of fairground equipment for a continuous period of over ten years.

Aerial Photographs from 2015

5.34 The application is accompanied by a number of images taken from Google Earth Pro, which provide evidence that the Site has been used for various storage uses and the parking of



vehicles and equipment for a period of over ten years. These photographs are attached as **Appendix 12**.

5.35 Of note, Paragraphs 6 and 7 of the Appeal Decision outlines:

6. The evidence indicates that when the Notice was issued, the site was in one ownership. Aerial photographs show various vehicles and equipment within the red edged land since 2013. Such vehicles and equipment are shown in Google Earth Pro aerial photographs dated 2013, 2015, 2017, 2018, 2019 and 2020.
7. There are photographs submitted by the LPA dated 2 July 2014 showing the storage of fairground equipment and the parking of associated vehicles, primarily to part of the northern section of the site. To the south of the site there appears to be a digger and then a trailer which has the appearance of being recently sprayed or painted. The 2013 Google Earth Pro aerial photograph shows what appears to be equipment and/or vehicles in blue, red and yellow colours to the southern extent of the site. This may be fairground equipment, but equally it could be vehicles.

Lease Agreement

5.36 We have also provided a lease Agreement for the year 2022, between the Applicant and Crown Car Services at **Appendix 13** that have had a tenure at the Site. This is however fairly limited and does not cover all their occupancy at the Site (which was for a period of around 10 years) or other tenants that have occupied the Site over the last 10 years as the Applicant has always tended to have a verbal agreement, rather than a formal lease.

Council Tax

5.37 We have also provided an extract that is taken from the Government's website of '*Find your business rates valuation*'.

5.38 This shows that the Site is listed on the Council's business rates valuation website and show that the Site has been recorded as Land used for storage and premises. This extract is shown below.



Property

**Land Lying To The North West Of,
Harefield Road, Uxbridge, Middx, UB8
1PW**

Valuation details

[Hide](#)

Description ?	Land used for storage and premises
Local council	Hillingdon
Local council reference ?	5683105
Rating list ?	2026
Effective date ?	1 April 2026
Valuation scheme reference ?	696670
Base rate ?	£33.00
Measurement method ?	Gross internal area
Transitional relief certificate issued ?	No
Special category code ?	148G

How the rateable value is calculated

- 5.39 We also have provided some information from the Valuation Office Agency, which shows the business rates are requested for the Site. Following the Appeal Decision, we understand the Planning Inspector may have informed HMRC that the Site needed to pay business tax.
- 5.40 We have provided some communication and some of these invoices and communication from the Valuation Office Agency for business rates dated 2024 and 2026 (**Appendix 14**). The 2024 invoice shows charges for the years 2022 and 2023. If more invoices are required during these years, these can be provided.

Supporting Information

- 5.41 As mentioned above the application is also accompanied by a variety of supporting information including Statutory Declarations and Affidavits which are provided within the Appendices.
- Statutory Declarations from Frank Peters and Robert Peters (**Appendix 3**)
 - Affidavit from Clare Hebborn and Steven Hebborn (**Appendix 4**)



- Affidavit from Mohammed Sadiq (**Appendix 6**)
- Affidavit from Mr Mike Crane (**Appendix 7**)
- Affidavit from Ms Haajr Faheem (**Appendix 8**)
- Affidavit from Mr Thomas Shijo (**Appendix 9**)

5.42 One further supporting statement has been received from Coram Life Education Hillingdon Ltd (**Appendix 10**).

5.43 Additionally, an Affidavit has been prepared from Steve Darling who knew and visited the Site from 2012 as he was looking for land to graze his horses on and confirms that the Site was used as a commercial yard (**Appendix 11**)

5.44 These Statutory Declarations, Affidavits and Supporting Statement confirm that the Site has been used for mixed storage uses for a period of over ten years.

5.45 The signed and dated statements can be afforded weight in that they represent statements of fact that cannot reasonably be disputed by the Local Planning Authority.

5.46 In addition, a letter from Thames Water has been provided at **Appendix 15**, which makes reference to the Site being used in 2016 for the parking of vehicles.

Summary

5.47 The above evidence demonstrates that the Site has been continuously used for a mixed use for parking and storage for a continuous period of over ten years. The evidence submitted by the Applicant is comprehensive and covers a period of over ten years, which exceeds the relevant 10-year period required by the legislation.

5.48 In deciding this application, the Council are requested to consider the Government advice within the NPPG, which states that this application should be determined on the balance of probability, and in the absence of any evidence to the contrary that the Council should make a positive determination.



6 CONCLUSION

- 6.1 In conclusion and taking the evidence submitted and the circumstances of the use of the Site into account, the above evidence demonstrates that the unauthorised uses have been on-going for a continuous period of over 10 years and therefore the use of the Site for a mixed storage use for parking and storage is lawful and immune from enforcement action.
- 6.2 On this basis, the certificate applied for should be granted.



7 APPENDICES

- Appendix 1: Appeal Decision
- Appendix 2: Technical Records
- Appendix 3: Statutory Declarations from Frank Peters and Robert Peters
- Appendix 4: Document entitled an Affidavit from Clare Hebborn and Steven Hebborn
- Appendix 5: Email from Council's Senior Enforcement Officer
- Appendix 6: Document entitled an Affidavit from Mohammed Sadiq
- Appendix 7: Document entitled an Affidavit from Mr Mike Crane
- Appendix 8: Document entitled an Affidavit from Ms Haajr Faheem
- Appendix 9: Document entitled an Affidavit from Mr Thomas Shijo
- Appendix 10: Supporting Statement from Coram Life Education Hillingdon Ltd
- Appendix 11: Document entitled an Affidavit from Steve Darling
- Appendix 12: Aerial Photographs of the Site from 2015 onwards
- Appendix 13: Lease Agreement
- Appendix 14: Letters and Bills from the Valuation Office Agency from 2022 to 2026
- Appendix 15: Letter from Thames Water

APPENDIX 1: APPEAL DECISION



Appeal Decisions

Site visit made on 23 August 2023

by D Hartley BA (Hons) MTP MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30TH AUGUST 2023

Appeal A: APP/R5510/C/22/3302345

Appeal B: APP/R5510/C/22/3302346

Land lying to the north west of Harefield Road, Uxbridge UB8 1PW

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - Appeal A is made by Mr Frank Peters and Appeal B is made by Robert Peters against an enforcement notice issued by the Council of the London Borough of Hillingdon.
 - The enforcement notice, numbered HS/ENF/020372, was issued on 27 May 2022.
 - The breach of planning control as alleged in the notice is without planning permission, the use of the land for the parking and stationing of motor vehicles, at land lying to the north west of Harefield Road, Uxbridge, Middlesex, UB8 1PW ("the breach").
 - The requirements of the notice are (i) cease the use of the land for the parking and stationing of motor vehicles; (ii) remove from the land all motor vehicles associated with the unauthorised use of the land for the parking and stationing of motor vehicles; (iii) remove from the land all other materials, equipment, machinery, tools and paraphernalia that facilitate the unauthorised use of the land, and (iv) remove from the land all fixtures and fittings, waste and building materials together with all plant, equipment and machinery used in compliance with requirements (i) to (iii) above as appropriate.
 - The period for compliance with the requirements is 3 calendar months.
 - Appeal A is proceeding on the grounds set out in section 174(2)(a), (c), (d), (f) and (g) of the Town and Country Planning Act 1990 as amended (the Act). Appeal B is proceeding on the grounds set out in section 174(2) (c), (d), (f) and (g) of the Town and Country Planning Act 1990 as amended. In respect of Appeal B, since the prescribed fees have not been paid within the specified period, the appeal on ground (a) and the application for planning permission deemed to have been made under section 177(5) of the Act as amended have lapsed.
-

Decisions

Appeal A: APP/R5510/C/22/3302345

1. The appeal is allowed and the enforcement notice is quashed.

Appeal B: APP/R5510/C/22/3302346

2. The appeal is allowed and the enforcement notice is quashed.

Preliminary Matters

3. On my site visit, I was able to see that the site was being used in a different way to that which had taken place when the Notice was issued. The northern part of the site was being used by a different tenant and there were various structures/containers on this part of the site. However, there was evidence of

fairground equipment on the part of the site further south. For the avoidance of doubt, I have determined this appeal based on the alleged breach of planning control that had taken place when the Notice was issued. The use of the site now is not relevant to the determination of this appeal.

The Notice

4. The Notice alleges the '*use of the land for the parking and stationing of motor vehicles*'. In effect, it alleges use of the land as a car park. A Notice alleging a material change of use, as is the case for this appeal, need not recite the previous use, but it is better if it does so to make it clearer why the local planning authority (LPA) considers there has been a material change.
5. I have considered the aerial photographs submitted by the LPA, as well as the signed witness statements from the appellants and other parties, including in particular the Business Improvement Development Manager (BID Manager) for Uxbridge.
6. The evidence indicates that when the Notice was issued, the site was in one ownership. Aerial photographs show various vehicles and equipment within the red edged land since 2013. Such vehicles and equipment are shown in Google Earth Pro aerial photographs dated 2013, 2015, 2017, 2018, 2019 and 2020.
7. There are photographs submitted by the LPA dated 2 July 2014 showing the storage of fairground equipment and the parking of associated vehicles, primarily to part of the northern section of the site. To the south of the site there appears to be a digger and then a trailer which has the appearance of being recently sprayed or painted. The 2013 Google Earth Pro aerial photograph shows what appears to be equipment and/or vehicles in blue, red and yellow colours to the southern extent of the site. This may be fairground equipment, but equally it could be vehicles.
8. The BID Manager for Uxbridge, who worked in such a capacity since 2011, states in his witness statement that '*when I started working in Uxbridge there was a history of the Council's Street Licensing for market day and events in Uxbridge to strongly encourage the use of Frank Peters yard for the parking of vans as there was no other adequate location*'. The BID Manager concludes that '*the use of Frank Peters yard by the local business and community commenced before I started working in 2011 and has continued consistently since then*'.
9. While I have not been provided with any aerial photographs that pre-date 2013, the LPA does not dispute that fairground equipment has been on the land since this time and for several years. The position has been clarified further, at my request, in post-appeal correspondence sent to the Planning Inspectorate in terms of the specific use of the site when the Notice was issued. The appellant commented on 23 February 2023 that '*at the time the enforcement notice was issued, the appellant had equipment for weekly use in Uxbridge high street and Hemel Hempstead high street, which included a ski jump, teacups, six bed trampolines, ladybird ride, mobile stage, airplanes, bungee trampolines and carousel rides*'. In response to the same question, the LPA commented on 22 February 2023 that '*when the notice was issued (27th May 2022), restricted photographs of the site were taken by the Council. This was because access to the site was denied, and the entrance gates were closed off*'.

10. The LPA does not dispute the appellant's comment that fairground equipment was on the site when the Notice was issued. There is nothing compelling before me that casts doubt about the appellants' contention that when the Notice was issued, the site also included fairground equipment. While the LPA did take some photographs, they do not show the whole of the site. I therefore find, and as a matter of fact and degree, that when the Notice was issued the breach of planning control involved a mixed use falling within one planning unit. The evidence is that the site was in a mixed use comprising (i) the storage of fairground equipment with the ancillary parking of vehicles and (ii) use for the parking of motorised vehicles.
11. The evidence is that when the Notice was issued the land was specifically in use for the parking of motor vehicles in association with a mini-bus operation (i.e., Crown Cars). I cannot be sure if the land was also being used as a car park by others, including market traders, when the Notice was issued. Indeed, the LPA provide no final comments in response to the appellants' detailed statement of case about these matters. However, any such car parking use would, in any event, fall within the description of the alleged breach of planning control.
12. The appellants state that they bought the land in 2006. They say that from this time they have used it continuously for the purpose of storing fairground equipment. The photographic evidence supports such a use since at least 2013. Furthermore, and as detailed above, I find, as a matter of fact and degree, that the evidence does indicate that when the Notice was issued the fairground equipment storage use had not stopped. It is noteworthy that such a use was still being carried out as part of my site visit.
13. While I acknowledge that ground (d) appeals have been lodged, it has not been necessary for me to reach a conclusion on this matter. This is because it is first necessary for me to ensure that the Notice is in order. Given my reasoning above, I find, on the evidence that is before me, that the allegation in the Notice is incorrect. It should have referred to a mixed use including the storage of fairground equipment.
14. Based on the appellants' signed witness statements, the evidence does indicate, in my judgment, the '*storage*' of fairground equipment as distinct from the '*parking*' or '*stationing*' of it. Indeed, reference is made by the appellants to the '*loading*' and '*off-loading*' of such equipment, and this has not been disputed by the LPA. Even if this was not deemed to be a storage use, the allegation refers to the parking and stationing of '*motor vehicles*'. A motor vehicle is quite clearly not a piece of fairground equipment.
15. I have considered whether I could correct the allegation in the Notice without injustice being caused to the main parties. I do not find that I can correct the allegation in the notice to refer to a mixed use as this would have a bearing on how the ground (a) appeal has been prepared and considered in respect of Appeal A. Furthermore, there may be prejudice caused to the LPA as this would deny it the opportunity of considering, should it be necessary, underenforcing in respect of the fairground equipment element of the mixed use.
16. An appeal has not been lodged under ground (b) of s.174(2) of the Act, i.e., that the matters mentioned in the allegation have not occurred. However, and given my reasoning above, there is a hidden ground (b) appeal. On the evidence before me, I conclude that the matters alleged in the notice have not

occurred. Consequently, both appeals fail under ground (b) and the Notice should be quashed.

Conclusion – Appeals A and B

17. For the reasons given above, I conclude that the appeals should succeed on ground (b). Accordingly, the enforcement notice will be quashed. In these circumstances the appeals under the various grounds set out in section 174(2) to the 1990 Act as amended, and the application for planning permission deemed to have been made under section 177(5) of the 1990 Act as amended, do not need to be considered.

D Hartley

INSPECTOR

APPENDIX 2 - TECHNICAL RECORDS FOR MAINTENANCE OF EQUIPMENT

DMG Technical Services Database x Premier Inn Dashboard x DMG Technical Services Database x ADIPS In-Service Inspection - R x Burgers & Sausages - ASDA Gr x Amazon Thanks You x +

← → ↻ www.dmgtechnical.org/database/clients.php?id=215

For quick access, place your bookmarks here on the bookmarks toolbar. [Manage bookmarks...](#)

Main Menu Clients Contact Log Equipment Calendar Data Entry Images Reports Control Panel Password Sign Out

Client Details

amandawatkins

Options

Add New Client

Client Search:

Equipment Name	Inspection Date	Booking Ref.	Location	Electrical Report	DMG TER	ADIPS TER	Ride Repair	ADIPS DOC Issue	Expiry
Toy Set	04/09/2019	15682	Uxbridge	Pending	Pending	Pending	Pending		
Adult Swing Boats	18/06/2019	15174	Slough	Pending	Pending	Pending	Pending		
Square Slip	18/06/2019	15175	Slough	Pending	Pending	Pending	Pending		
3 Bay Swing Boats (Small)	25/04/2019	15003	Uxbridge	N/A		Pending			
Bungee Trampoline	25/04/2019	14809	Uxbridge	Pending	Pending	Pending	Pending		
Chair-O-Planes	25/04/2019	14810	Uxbridge	Pending		Pending			
Inflatable Slide	25/04/2019	14811	Uxbridge	Pending	Pending	Pending	Pending		
Ladybirds	25/04/2019	14812	Uxbridge	Pending	Pending	Pending	Pending		
6 Bed Trampolines	11/04/2019	14769	Uxbridge	Pending		Pending			
Mini Ski Jump	11/04/2019	14217	Uxbridge	Pending	Pending	Pending	Pending		
Tea Cups	11/04/2019	14219	Uxbridge	Pending		Pending			
20 Seat Swing Chairs	10/08/2018	13186	Uxbridge	Pending		Pending			
Toy Set	10/08/2018	13187	Uxbridge	Pending		Pending			

10:21 22/06/2022

DMG Technical Services Database x Premier Inn Dashboard x DMG Technical Services Database x ADIPS In-Service Inspection - R x Burgers & Sausages - ASDA Gr x Amazon Thanks You x +

← → ↻ www.dmgtechnical.org/database/clients.php?id=215

For quick access, place your bookmarks here on the bookmarks toolbar. [Manage bookmarks...](#)

6 Bed Trampolines	11/04/2019	14769	Uxbridge	Pending		Pending	
Mini Ski Jump	11/04/2019	14217	Uxbridge	Pending	Pending	Pending	Pending
Tea Cups	11/04/2019	14219	Uxbridge	Pending		Pending	
20 Seat Swing Chairs	10/08/2018	13186	Uxbridge	Pending		Pending	
Toy Set	10/08/2018	13187	Uxbridge	Pending		Pending	
Adult Swing Boats	17/07/2018	13046	Watford	Pending	Pending	Pending	Pending
Square Slip	17/07/2018	13109	Watford	Pending		Pending	
3 Bay Swing Boats (Small)	19/04/2018	12224	Uxbridge	Pending	Pending	Pending	Pending
6 Bed Trampolines	19/04/2018	12222	Uxbridge	Pending	Pending	Pending	Pending
Bungee Trampoline	19/04/2018	12589	Uxbridge	Pending		Pending	
Chair-O-Planes	19/04/2018	12223	Uxbridge	Pending	Pending	Pending	Pending
Ladybirds	19/04/2018	12225	Uxbridge	Pending	Pending	Pending	Pending
Mini Ski Jump	19/04/2018	12226	Uxbridge	Pending	Pending	Pending	Pending
Tea Cups	19/04/2018	12227	Uxbridge	Pending	Pending	Pending	Pending
20 Seat Swing Chairs	25/07/2017	10864	Uxbridge	Pending			
Inflatable Moonwalk	25/07/2017	10676	Uxbridge	Pending			
Inflatable Slide	25/07/2017	10677	Uxbridge	Pending			
Square Slip	25/07/2017	11124	Chiswick	Pending	Pending	Pending	Pending

10:21 22/06/2022

DMG Technical Services Database	Premier Inn Dashboard	DMG Technical Services Database	ADIPS In Service Inspection - R	Burgers & Sauages - ASDA G	Amazon Thanks You	
www.dmgtechnical.org.uk/databases/items.php?id=213						
For quick access, place your bookmarks here on the bookmarks toolbar. Manage bookmarks...						
Toy Set	29/07/2015	5945	London	Pending	Pending	Pending
3 Bay Swing Boats (Small)	29/04/2015	5089	Uxbridge	N/A	Pending	Pending
6 Bed Trampolines	29/04/2015	5181	Uxbridge	Pending	Pending	Pending
Bungee Trampoline	29/04/2015	5084	Uxbridge	Pending	Pending	Pending
Chair-O-Planes	29/04/2015	5085	Uxbridge	Pending	Pending	Pending
Hoopla	29/04/2015	5086	Uxbridge		N/A	N/A
Ladybirds	29/04/2015	5087	Uxbridge	Pending	Pending	Pending
Mini Ski Jump	29/04/2015	5088	Uxbridge	Pending	Pending	Pending
Chair-O-Planes	04/05/2014	3171	Uxbridge	Pending	Pending	Pending
Cup & Saucer	04/05/2014	3172	Uxbridge	Pending	Pending	Pending
Ladybirds	04/05/2014	3173	Uxbridge	Pending	Pending	Pending
3 Bay Swing Boats (Small)	23/05/2014	3170	Crawley	N/A		
Inflatable Moonwalk	26/06/2013	1618	Crawley	Pending		
Inflatable Slide	26/06/2013	1619	Crawley	Pending		
Toy Set	26/06/2013	1620	Crawley	Pending		
6 Bed Trampolines	23/03/2013	1437	Mitcham Common	N/A	Pending	Pending
Hoopla	23/03/2013	1436	Mitcham Common	Pending	N/A	N/A

DMG Technical Services Database	Premier Inn Dashboard	DMG Technical Services Database	ADIPS In Service Inspection - R	Burgers & Sauages - ASDA G	Amazon Thanks You	
www.dmgtechnical.org.uk/databases/items.php?id=213						
For quick access, place your bookmarks here on the bookmarks toolbar. Manage bookmarks...						
Toy Set	25/07/2017	10678	Uxbridge	Pending		
3 Bay Swing Boats (Small)	04/04/2017	9652	New Chapel	N/A	N/A	N/A
6 Bed Trampolines	04/04/2017	9647	New Chapel	N/A	N/A	N/A
Chair-O-Planes	04/04/2017	9648	New Chapel	N/A	N/A	N/A
Ladybirds	04/04/2017	9650	New Chapel	N/A	N/A	N/A
Mini Ski Jump	04/04/2017	9651	New Chapel	N/A	N/A	N/A
Tea Cups	04/04/2017	9653	New Chapel	N/A	N/A	N/A
20 Seat Swing Chairs	25/07/2016	8090	Bloxham	Pending	Pending	Pending
3 Bay Swing Boats (Small)	14/04/2016	7806	Uxbridge	Pending		
6 Bed Trampolines	14/04/2016	7346	Uxbridge	Pending		
Chair-O-Planes	14/04/2016	7342	Uxbridge	Pending		
Ladybirds	14/04/2016	7343	Uxbridge	Pending		
Mini Ski Jump	14/04/2016	7344	Uxbridge	Pending		
Tea Cups	14/04/2016	7345	Uxbridge	Pending		
Holler Skitter Side	29/07/2015	5946	London	Pending	Pending	Pending
Inflatable Moonwalk	29/07/2015	5943	London	Pending	Pending	Pending
Inflatable Slide	29/07/2015	5944	London	Pending	Pending	Pending
Toy Set	29/07/2015	5945	London	Pending	Pending	Pending
3 Bay Swing Boats (Small)	29/04/2015	5089	Uxbridge	N/A	Pending	Pending

CAPITAL NDT
Unit 3, Poyle Tech Centre
Willow Road, Colnbrook
Slough. SL3 0DP
Tel: 01753 684896
Mob: 07375 374682



ANNUAL NDT INSPECTION REPORT

REPORT NUMBER	032-21489
RIDE	BUNGEE TRAMPOLINE
OPERATOR NAME	Steven Hebborn
YEAR	2025



12:54

5G 63

032-21489 Steven Hebborn B...



BUNGEE TRAMPOLINE

032-21489

Client Details:

Mr Steven Hebborn
6 The Plantation
West Park Road
Newchapel
Surrey
RH7 6HT

Date of Inspection: 15 August 2025**Renewal Date:** 15 August 2026**Location of Test:** Frays Farm UB8 1PW**RIDE AND CONTROLLER DETAILS:**

BUNGEE ride
STEVEN HEBBORN controller

Ride Manufacturer:

Fun Time Rides Ltd.

Year of Manufacture:**Serial Number:****ADIPS ID:****Guild Number:****SCHEDULE DETAILS:****Issued By:**

TMA Ltd.

Issue Date:

01.01.2023

Schedule ID:

JC.BT.NDT

Review Date:

2030

Areas/Parts examined – As per schedule.**INSPECTOR DETAILS AND QUALIFICATIONS:****Inspector Name:** Rad Radountchev**PCN Number:**

No: 337126

CSWIP Visual Welding Inspector:

0000710655 Level 3.0

ADIPS Registration No

C 1023

Certified that the whole of the supplies detailed hereon have been inspected, tested and unless otherwise stated above, conform in all respects with the requirements of the contract order.

Approved Signatory.....

Date: 15 August 2025

Stamp:





Capital Inspection Services

Unit 3, Poyle Tech Centre

Willow Road, Colnbrook

Slough. SL3 0DP

Tel: 01753 684896

Mob: 07884 496429

Client:

Mr Steven Hebbon

6 The Plantation

Newchapel

Surrey

RH7 6HT

TEST REPORT

No: 032-17244

Page 1 of 2

Order no: Verbal	Date of test: 21 July 2021	Renewal Date: 21 July 2022
-------------------------	-----------------------------------	-----------------------------------

BUNGEE TRAMPOLINES ride

Serial No: N/A

Guild No: LHC 5522

ADIPS ID: N/A

NDT Schedule: Supplied	Issued By: TMA
----------------------------------	--------------------------

Ultrasonic Inspection – YES Flaw Detector: USM Go+ Probe: SLF5/15 Block: BS EN ISO 7963 no.1 Sensitivity: 20% BWE + DGS Standard: BS EN10228-3 Class 1	Eddy Current – NO Unit: GE Mentor EM Probes: 10khz & 100khz Block: 1mm notch Sensitivity: FSH 45db 0.5 shim Standard: BS EN ISO 15549	Magnetic Particle – YES Equipment: Y6 240v Yoke Consumables: WCP722/4 BLK Test strip: Flux indicators Sensitivity: 3 lines/4.5kgs Standard: BS EN ISO 9934-1	Penetrant – NO Penetrant: Checkmore – 240 Cleaner: S-76 Developer: LD7 Dwell time: 20 mins. Standard: BS EN ISO 3452-1
--	---	--	--

Areas/Parts examined – As per schedule, listed overleaf
--

Please note: This report makes no reference to the quality of the welding on the ride nor indicates that this ride is fit for purpose

Test Engineer: Rad Radountchev

PCN Level 2, Ultrasonic-Wrought Products:

No: F018S52421416

PCN Level 2, Eddy Current testing:

No. F020S62028334

PCN Level 2, Magnetic Particle Inspection:

No: F017S22126725

PCN Level 2, Penetrant Inspection:

No: F017S22226688

PCN Level 2, Visual Testing:

No. F019S22324265

ADIPS Registration No:

1901N15-5

Certified that the whole of the supplies detailed hereon have been inspected, tested and unless otherwise stated above, conform in all respects with the requirements of the contract order.

Approved Signatory.....

Date: 21 July 2021

Stamp:



CAPITAL INSPECTION SERVICES

Mr Steven Hebbon

BUNGEE TRAMPOLINES ride

Page 2 of 2

Details of Items tested

Ultrasonic Inspection to BS EN ISO 10228-3 - All fixing pins – 100%
Eddy Current Inspection to BS EN ISO 15549 None
Magnetic Particle Inspection to BS EN ISO 9934-1 - The welds between the 4 uprights and the angle square base frame – 100% - Welds to all brackets on the trailer to the stabilising arm – 100% - Welds at the outer end of each arm – 100% - Welds between the bungee arm brackets and the supporting RHS diagonal members on the top of the turret – 100%
Penetrant Inspection to BS EN ISO 3452-1 None

Visual Examination to BS EN ISO 17637 was carried out on all of the above items plus

- The welds of the centre fabrication – 100%
- Aluminium masts – 100% of all area within 75mm of any hole or fitting
- Trampoline frames – 100%

Results No cracks or crack like indications were located on any of the parts examined.
--

End of Report

Capital NDT Limited

UNIT 3, Poyle Tech Centre
SLOUGH
BS

SL3 0DP, UK

01753 684 896

max@capitalndt.co.uk

www.capitalndt.co.uk

VAT Registration No.: 385807415



Tax Invoice

INVOICE TO

Mr Steven Hebborn
6 The Plantation
Newchapel
Surrey
RH7 6HT

INVOICE NO. 30225**DATE** 24/04/2024**DUE DATE** 24/05/2024**TERMS** Net 30

DATE	DESCRIPTION	VAT	AMOUNT
23/04/2024	SWINGBOATS Report No: 032-20224	20.0% S	150.00
23/04/2024	MINI COASTER Report No: 032-20225	20.0% S	150.00
23/04/2024	BUNGEE TRAMPOLINES Report No: 032-20226	20.0% S	150.00
23/04/2024	JUVENILE CHAIRS Report No: 032-20227	20.0% S	150.00
23/04/2024	TEA CUPS Report No: 032-20228	20.0% S	150.00

SUBTOTAL	750.00
VAT TOTAL	150.00
TOTAL	900.00
BALANCE DUE	£900.00

VAT SUMMARY

RATE	VAT	NET
VAT @ 20%	150.00	750.00

Please make note of our new bank account details

Bank: Barclays
Account Name: Capital NDT Ltd
Sort code: 20-78-61
Account number: 43436756

CAPITAL NDT

Unit 3, Poyle Tech Centre
Willow Road, Colnbrook
Slough. SL3 0DP
Tel: 01753 684896
Mob: 07375 374682



ANNUAL NDT INSPECTION REPORT

REPORT NUMBER	032-19431
RIDE	SWINGBOATS
OPERATOR NAME	Steven Hebborn
YEAR	2023

Client Details:

Mr Steven Hebborn
 6 The Plantation
 West Park Road
 Newchapel
 Surrey
 RH7 6HT

Date of Inspection: 21 July 2023	Renewal Date: 21 July 2023
---	-----------------------------------

Location of Test: Frays Farm, Uxbridge

RIDE AND CONTROLLER DETAILS:

SWINGBOATS ride
 STEVEN HEBBORN controller

Ride Manufacturer:	
Year of Manufacture:	
Serial Number:	
ADIPS ID:	
Guild Number:	LHC 5522

SCHEDULE DETAILS:

Issued By:	AWS Inspection Services	Issue Date:	N/A
Schedule ID:	Swingboats	Review Date:	N/A

Areas/Parts examined – As per schedule.

INSPECTOR DETAILS AND QUALIFICATIONS:

Inspector Name: Rad Radountchev

PCN Level 2, Ultrasonic-Wrought Products:	No: F018S52421416
PCN Level 2, Magnetic Particle Inspection:	No: F017S22125745
PCN Level 2, Penetrant Inspection:	No: F017S22225129
PCN Level 2, Eddy Current (Welds):	No: F020S62028334
PCN Level 2, Visual Inspection:	No: F019S22324265
ADIPS Registration No	2301N15-5

Certified that the whole of the supplies detailed hereon have been inspected, tested and unless otherwise stated above, conform in all respects with the requirements of the contract order.

Approved Signatory.....



Date: 21 July 2023

Stamp:



MAGNETIC PARTICLE INSPECTIONEquipment:

Magnet:	MY2 – 110V	WCP:	722 – C232104102
Serial Number:	3X	Magnetic Ink:	4BLACK C232380236
Manufacturer:	Baugh & Weedon	Manufacturer:	Chemetall

Settings:

Sensitivity:	4.5kg test weight
Typical Pole Spacing:	150mm
Light:	Minimum 500 lux controlled by torches.

Technique:

Items are clean and free from dirt and anything that could hinder inspection.

All paint or powder coat is removed prior to inspection.

Castrol stripped is used to check that the part under inspection is magnetised.

The poles of the magnet are placed perpendicularly over the weld and energised, then the magnet is rotated 90 degrees so that the poles lie parallel with the weld and energised.

Standards and Procedures:

BS EN ISO 9934 – 1

CIS Procedure: MT-251021-504 Rev A

CIS Procedure: MT-121020-513 Rev A

Inspector Name:	Rad Radountchev
PCN Level 2, Magnetic Particle Inspection:	No: F017S22125745

VISUAL INSPECTION**Settings:**

Minimum Light Level:	Minimum 500 lux controlled by torches.
Viewing Distance:	Maximum 60cm
Viewing Angle:	No less than 30 degrees

Equipment:

The following tools are used to aid visual inspection:

White Contrast Paint, Torches, Mirrors, Cameras

Standard:

BS EN 17637-2016

Inspection Conditions:

Ambient Light:	>500 lux
Temperature:	>10 degrees C

Inspector Name:	Rad Radountchev
PCN Level 2, Visual Inspection:	No: F019S22324265

<u>DETAILS OF ITEMS TESTED</u>	
Ultrasonic Inspection to BS EN ISO 10228-3	None
Eddy Current Inspection to BS EN ISO 15549:2019	None
Magnetic Particle Inspection to BS EN ISO 9934-1	1. Car attachment axles (4 per boat) – 100% 2. Hanging rods, welds at rings (4 per boat) – 100%
Penetrant Inspection to BS EN ISO 3452-1	None
Visual Inspection to BS EN ISO 17637	1. Car attachment axles (4 per boat) – 100% 2. Hanging rods, welds at rings (4 per boat) – 100% 3. Hanger pins and irons – 100%
Inspection Notes:	
No additional notes.	

RESULTS

No cracks or crack like defects were located in any of the items examined.

This report makes no reference to the quality of the welding on the ride and in no way indicates the ride is fit for purpose.

RAD RADOUNCHEV	
PCN Level 2, Ultrasonic-Wrought Products:	No: F018S52421416
PCN Level 2, Magnetic Particle Inspection:	No: F017S22125745
PCN Level 2, Penetrant Inspection:	No: F017S22225129
PCN Level 2, Eddy Current (Welds):	No: F020S62028334
PCN Level 2, Visual Inspection:	No: F019S22324265
ADIPS Registration No	2201N15-5

Certified that the whole of the supplies detailed hereon have been inspected, tested and unless otherwise stated above, conform in all respects with the requirements of the contract order.

Approved Signatory.....

Date: 21 July 2023

Stamp:



End of Report

Declaration of Operational Compliance (DOC)

of an amusement device in accordance with Section D of HSG 175:
Fairgrounds and amusement parks - Guidance on safe practice



Controller:	Steve Hebborn	DOC No:	Y05706
Member No.:	LHC5522	Expiry Date:	27/07/2024
Address:	6 The Plantation West Park Road New Chapel Lingfield	Valid From:	27/06/2024
		Issue Date:	27/06/2024
Post Code:	RH7 6HT	Manufacturer:	Galaxy
ADIPS ID No:	08280	Manufacturer Serial No:	
Device Name:	Trampolines	Year of Manufacture:	2007
Description:	6 Beds	Year of Importation:	
		Assn. Machine Serial No.:	LHC J278

Pre-Use Inspection Reports

Inspection Type	Name of Inspection Body	Report Ref. No
Design Review	Tony Mogford Associates Ltd	GT/DR/07
Assessment of Conformity to Design	Tony Mogford Associates Ltd	GT/CD/07
Initial Test	Tony Mogford Associates Ltd	GT/IT/07

In-Service Annual Inspection Reports

Inspection Type	Name of Inspection Body	Report Ref. No	Expiry Date
Mechanical/Structural Integrity	AWS Inspection Services	AWS20240627-003	27/07/2024
Functional Test	AWS Inspection Services	AWS20240627-003	27/07/2024
NDT			
Electrical Safety			

About this document

This document is a receipt style certificate confirming that an inspection of amusement device ADIPS ID No. 08280 has been recorded in the ADIPS database. This document has been issued electronically by the Registered Inspection Body AWS Inspection Services Ltd, Registration No. 231519-1, who has confirmed that:

- They have been notified of all information known to Steve Hebborn, regarding modifications, repairs and safety issues or incidents, that have occurred since the issue of any previous DOC and that may be relevant to the safety of the device.
- Subject to and relying upon the contents of the examination reports listed above, the safety critical aspects of the device, at the time of inspection, have not deteriorated to an extent liable to cause danger, provided that the device is maintained and operated in a safe and proper manner.
- The Industry required documents relating to any safety critical modifications (that they have been notified of) have been documented in the Operations Manual.
- The pre-use inspections (Design Review, Assessment of Conformity to Design and Initial Test) have been carried out and are documented in the operations manual.
- The device has been upgraded where necessary to minimise danger as advised by Industry Technical Bulletins or HSE guidance specifically relating to this device.
- This document may be verified at www.adipsdoc.co.uk or contact ADIPS on 0191 5166381.

This DOC is issued by and on behalf of:

AWS Inspection Services Ltd

Stephenson House
Richard Street
Hetton le Hole
Sunderland
DH5 9HW

Tel:
Registration No. 231519-1

Scan the QR code to check that this certificate is genuine



Capital NDT Limited

UNIT 3, Poyle Tech Centre
SLOUGH
BS

SL3 0DP, UK

01753 684 896

max@capitalndt.co.uk

www.capitalndt.co.uk

VAT Registration No.: 385807415



Tax Invoice

INVOICE TO

Mr Steven Hebborn
6 The Plantation
Newchapel
Surrey
RH7 6HT

INVOICE NO. 31389**DATE** 30/04/2025**DUE DATE** 30/05/2025**TERMS** Net 30

DATE	DESCRIPTION	VAT	AMOUNT
25/04/2025	SWING BOATS Report No: 032-21236	20.0% S	150.00
25/04/2025	MINI COASTER Report No: 032-21237	20.0% S	150.00
25/04/2025	JUVENILE CHAIRS Report No: 032-21278	20.0% S	150.00
25/04/2025	TEA CUPS Report No: 032-21239	20.0% S	150.00

SUBTOTAL	600.00
VAT TOTAL	120.00
TOTAL	720.00
BALANCE DUE	£720.00

VAT SUMMARY

RATE	VAT	NET
VAT @ 20%	120.00	600.00

Please make note of our new bank account details

Bank: Barclays
Account Name: Capital NDT Ltd
Sort code: 20-78-61
Account number: 43436756

Capital NDT Limited

UNIT 3, Poyle Tech Centre
SLOUGH
BS

SL3 0DP, UK

+01753684896

max@capitalndt.co.uk

www.capitalndt.co.uk

VAT Registration No.: 385807415



Tax Invoice

INVOICE TO

Mr Steven Hebborn
6 The Plantation
Newchapel
Surrey
RH7 6HT

INVOICE NO. 32469**DATE** 06/05/2026**DUE DATE** 05/06/2026**TERMS** Net 30

DATE	ACTIVITY	VAT	AMOUNT
01/05/2026	JUVENILE CHAIRS Report No: 032-22354	20.0% S	185.00
01/05/2026	TEA CUPS Report No: 032-22355	20.0% S	185.00

SUBTOTAL	370.00
VAT TOTAL	74.00
TOTAL	444.00
BALANCE DUE	£444.00

VAT SUMMARY

RATE	VAT	NET
VAT @ 20%	74.00	370.00

Please make note of our new bank account details

Bank: Barclays
Account Name: Capital NDT Ltd
Sort code: 20-78-61
Account number: 43436756

APPENDIX 3: STATUTORY DECLARATIONS FROM FRANK PETERS AND ROBERT PETERS

IN THE MATTER OF: AN APPLICATION UNDER SECTION 191 TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED

RELATING TO: LAND LYING TO THE NORTH WEST OF HAREFIELD ROAD, UXBRIDGE, MIDDLESEX, UB8 1PW

STATUTORY DECLARATION OF Frank Peters

I, Frank Peters of 4 Beaches Yard, Horton Road, Yiewsley, West Drayton, Middlesex, UB7 8HX, DO SOLEMNLY AND SINCERELY DECLARE:

1. **I MAKE** this statutory declaration in support of an application under section 191 of the Town and Country Planning Act 1990, as amended, ("**the Act**") for a certificate of lawfulness in respect of the land being used for a mixed use of parking and storage at Land lying to the North West of Harefield Road, Uxbridge, Middlesex, UB8 1PW as indicated on the location plan outlined in RED as shown on the drawing within APPENDIX A ("**the Site**").
2. **I DECLARE** that the Site is owned by Robert Peters and myself, Frank Peters along with the Trust of William Cummings and Anita Peters is the head of the Trust. We are brothers and we purchased the Site in 2006 to enable us to store and maintain our fairground equipment. We have stored fairground equipment and associated ancillary vehicles on the Site since 2006. Some of this fairground equipment is owned by my daughter and her husband, Clare Hebborn and Steven Hebborn.
3. **I DECLARE** that since we purchased the Site, it has also been used for a mixed use for parking and storage. This included a variety of storage uses comprising the storage of fairground equipment along with the storage of items such as scaffolding poles, skips, diggers, dumpers, underground cables, vehicles and containers. The storage of the fairground equipment and the

associated ancillary vehicles commenced immediately after the purchase of the Site in 2006.

4. The fairground equipment stored on Site consists of large and bulky items and includes rides such as the Ladybirds, Chair O Planes, 6 – bed trampolines and the Mini Ski jump. These items can be stored on Site for a number of months until required.
5. However, this equipment is used weekly in the summer and as a result is loaded and unloaded from the Site around 3-4 times per week. During winter, the equipment is only used 1 to 2 times per week.
6. We have also used the Site for the parking and stationing of vehicles and trucks associated with the fairground equipment. Some of the trucks are used to transport the fairground equipment to various fairgrounds and locations as and when required. Additionally, there are a number of trucks stored on site to assist with maintaining the fairground equipment and ensuring that it is safe for use.
7. In addition to the fairground equipment, we have also used the Site for the storage of our own containers, scaffolding poles and skips. For around the last 18 years, we also had our own scaffolding poles stored on Site, which we have also used to help with maintaining the fairground equipment. However, in November 2025 some were accidentally moved from the Site by another tenant, and we have not yet had them replaced. Our intention however is to bring the scaffolding poles back to the Site to be stored.
8. Throughout the time we have owned the Site, we have also allowed a variety of other tenants to store their scaffolding poles and skips on the Site, and this has been ongoing.

9. We have had no particular location for them to be stored in, and they have been located and moved about the Site.
10. From 2011, the Site has also been used for the parking and stationing of motor vehicles also by a variety of tenants. This included the Uxbridge Market Staller's vehicles for a period of over ten years. We had a verbal agreement with the London Borough of Hillingdon Street Licensing and Uxbridge BID that the Site could be used on market days for the parking of vehicles and the storing of equipment throughout those days.
11. The market events were held on Thursdays, Fridays and Saturdays and their vans and equipment were parked throughout these days and the day before and the day after the market to allow for setting up and taking down.
12. It is now only the Christmas Market event that occurs in Uxbridge and we continue to allow the market holders to use our Site to store their vehicles and equipment.
13. From 2012 to 2022, Crown Cars used the Site to park and maintain their minibuses along with vehicles from their taxicab company.
14. From the end of March 2017 to the end of December 2020, Castle Kelly Utilities Ltd, used the Site to store some of their materials including, scaffolding and skips.
15. From 2017 to Spring 2021, Coram Life Education Hillingdon Ltd, stored their mobile classrooms on the Site when they were not being used.
16. Car mechanics have also used the Site from 2021 onwards, to store vehicles.

17. **I DECLARE** that the Site has been used for a mixed use for parking and storage for a period of over ten years and that this use has continued since that time. I therefore believe its use to be lawful in accordance with section 191 of the Act because:

- (a) no enforcement action may now be taken in respect of the use of the land as the time for taking such action, which in accordance with section 171B of the Act is a period of ten years beginning with the date of the breach, has expired; and
- (b) the use does not contravene any of the requirements of any enforcement notice.

AND I MAKE THIS DECLARATION conscientiously believing it to be true by virtue of the Statutory Declarations Act 1835

DECLARED this 8 day of July 2026
BEFORE ME



A Solicitor empowered to administer oaths

Stephen H. Phillips
Solicitor
63a Station Road, West Drayton


Frank Peters

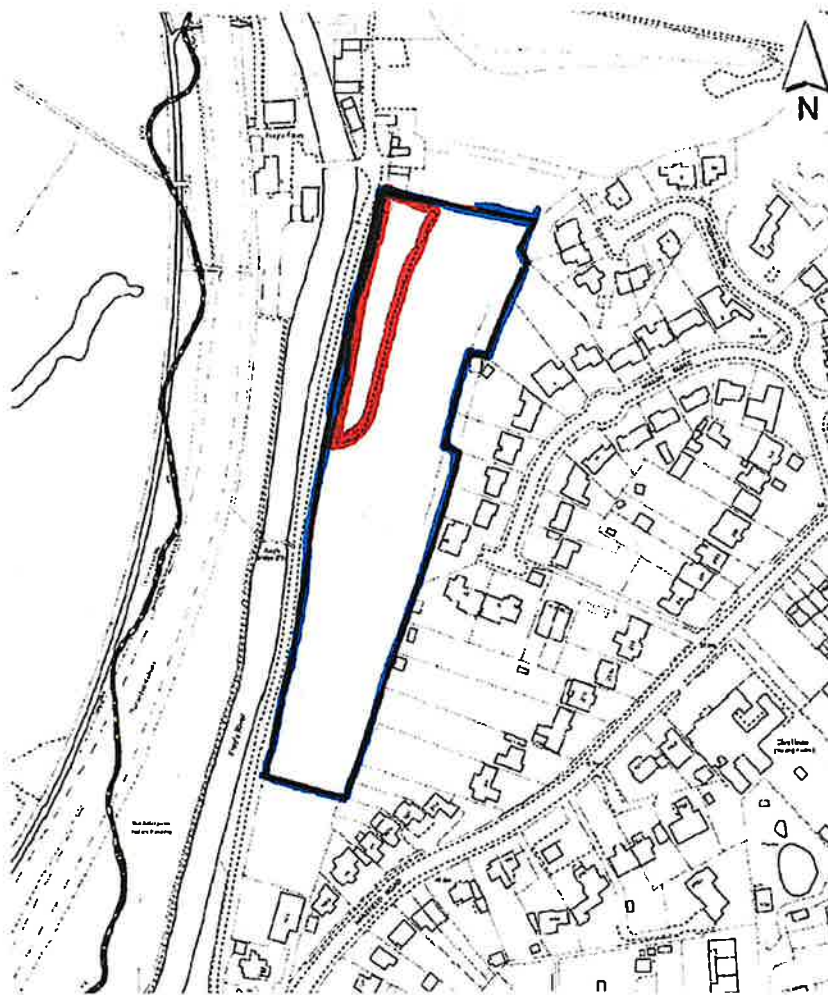
Appendix A

This is the Site Location Plan marked 'Appendix A' referred to in the statutory declaration of Frank Peters declared before me

This 8 Day of July 2026

Stephen H. Phillips
Solicitor
65a Station Road, Vest Drayton

[Signature]
A Solicitor empowered to administer oaths



IN THE MATTER OF: AN APPLICATION UNDER SECTION 191 TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED

RELATING TO: LAND LYING TO THE NORTH WEST OF HAREFIELD ROAD, UXBRIDGE, MIDDLESEX, UB8 1PW

STATUTORY DECLARATION OF Robert Peters

I, Robert Peters of 2 Beaches Yard, Horton Road, Yiewsley, West Drayton, Middlesex, UB7 8HX, DO SOLEMNLY AND SINCERELY DECLARE:

1. **I MAKE** this statutory declaration in support of an application under section 191 of the Town and Country Planning Act 1990, as amended, ("**the Act**") for a certificate of lawfulness in respect of the land being used for a mixed use of parking and storage at Land lying to the North West of Harefield Road, Uxbridge, Middlesex, UB8 1PW as indicated on the location plan outlined in RED as shown on the drawing within APPENDIX A ("**the Site**").
2. **I DECLARE** that the Site is owned by Frank Peters and myself, Robert Peters along with the Trust of William Cummings and Anita Peters is the head of the Trust. We are brothers and we purchased the Site in 2006 to enable us to store and maintain our fairground equipment. We have stored fairground equipment and associated ancillary vehicles on the Site since 2006. Some of this fairground equipment stored and maintained on the Site is owned by my niece and her husband, Clare Hebborn and Steven Hebborn.
3. **I DECLARE** that since we purchased the Site, it has also been used for a mixed use for parking and storage. This included a variety of storage uses comprising the storage of fairground equipment along with the storage of items such as scaffolding poles, skips, diggers, dumpers, underground cables, vehicles and containers. The storage of the fairground equipment and the

- associated ancillary vehicles commenced immediately after the purchase of the Site in 2006.
4. The fairground equipment stored on Site consists of large and bulky items and includes rides such as the Ladybirds, Chair O Planes, 6 – bed trampolines and the Mini Ski jump. These items can be stored on Site for a number of months until required.
 5. However, this equipment is used weekly in the summer and as a result is loaded and unloaded from the Site around 3-4 times per week. During winter, the equipment is only used 1 to 2 times per week.
 6. We have also used the Site for the parking and stationing of vehicles and trucks associated with the fairground equipment. Some of the trucks are used to transport the fairground equipment to various fairgrounds and locations as and when required. Additionally, there are a number of trucks stored on site to assist with maintaining the fairground equipment and ensuring that it is safe for use.
 7. In addition to our fairground equipment, we have also used the Site for the storage of our own containers, scaffolding poles and skips. For around the last 18 years, we also had our own scaffolding poles stored on Site, which we have also used to help with maintaining the fairground equipment. However, in November 2025 some were accidentally moved from the Site by another tenant, and we have not yet had them replaced. Our intention however is to bring the scaffolding poles back to the Site to be stored.
 8. Throughout the time we have owned the Site, we have also allowed a variety of other tenants to store their scaffolding poles and skips on the Site, and this has been ongoing.

9. We have had no particular location for them to be stored in, and they have been located and moved about the Site.
10. From 2011, the Site has also been used for the parking and stationing of motor vehicles also by a variety of tenants. This included the Uxbridge Market Staller's vehicles for a period of over ten years. We had a verbal agreement with the London Borough of Hillingdon Street Licensing and Uxbridge BID that the Site could be used on market days for the parking of vehicles and the storing of equipment throughout those days.
11. The market events were held on Thursdays, Fridays and Saturdays and their vans and equipment were parked throughout these days and the day before and the day after the market to allow for setting up and taking down.
12. It is now only the Christmas Market event that occurs in Uxbridge and we continue to allow the market holders to use our Site to store their vehicles and equipment.
13. From 2012 to 2022, Crown Cars used the Site to park and maintain their minibuses along with vehicles from their taxicab company.
14. From the end of March 2017 to the end of December 2020, Castle Kelly Utilities Ltd, used the Site to store some of their materials including, scaffolding and skips.
15. From 2017 to Spring 2021, Coram Life Education Hillingdon Ltd, stored their mobile classrooms on the Site when they were not being used.
16. Car mechanics have also used the Site from 2021 onwards, to store vehicles.

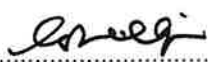
17. **I DECLARE** that the Site has been used for a mixed use for parking and storage for a period of over ten years and that this use has continued since that time. I therefore believe its use to be lawful in accordance with section 191 of the Act because:

(a) no enforcement action may now be taken in respect of the use of the land as the time for taking such action, which in accordance with section 171B of the Act is a period of ten years beginning with the date of the breach, has expired; and

(b) the use does not contravene any of the requirements of any enforcement notice.

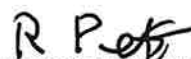
AND I MAKE THIS DECLARATION conscientiously believing it to be true by virtue of the Statutory Declarations Act 1835

DECLARED this 8 day of July 2026
BEFORE ME



A Solicitor empowered to administer oaths

Stephen H. Phillips
Solicitor
63a Station Road, West Drayton
Middlesex, UB7 7LR

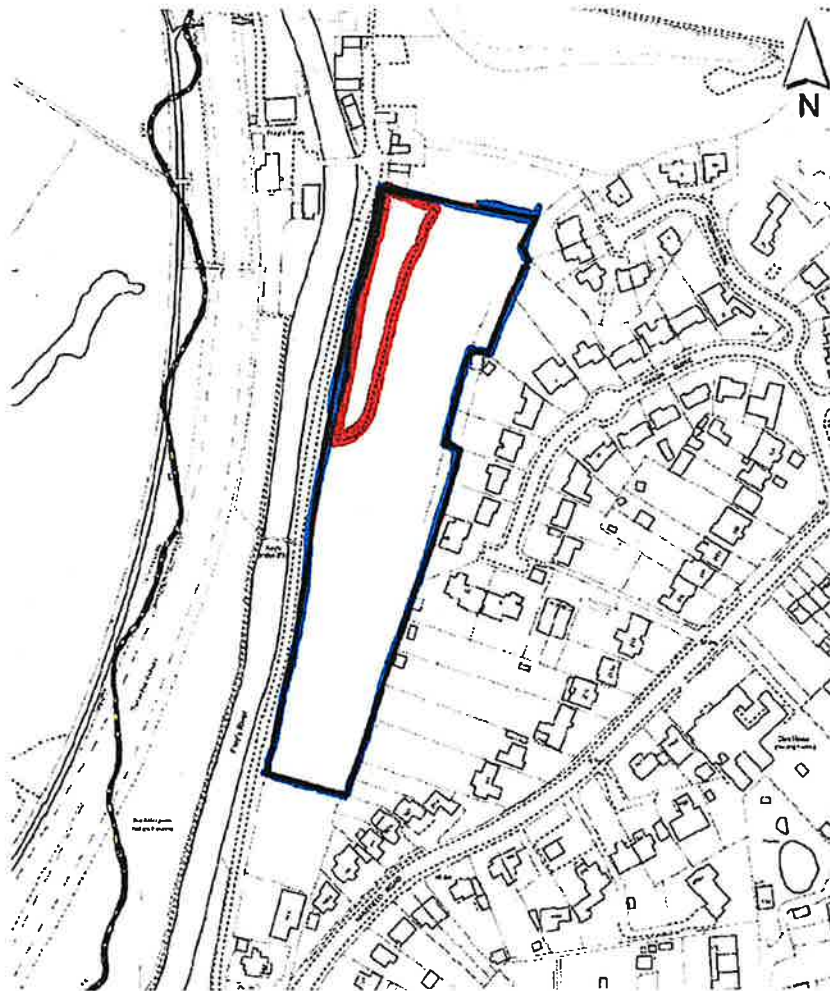

Robert Peters

Appendix A

This is the Site Location Plan marked 'Appendix A' referred to in the statutory declaration of Robert Peters declared before me

This 8 Day of Aug 2026

Stephen H. Phillips
Solicitor
63a Station Road, West Drayton
Middlesex UB8 3PH
A Solicitor empowered to administer oaths



APPENDIX 4: DOCUMENT ENTITLED AN AFFIDAVIT FROM CLARE HEBBORN AND STEVEN HEBBORN

General Affidavit

Relating to knowledge of, or observations and or use of, Land Lying to the North West of
Harefield Road, Uxbridge, UB8 1PW

I. Clare Hebborn and Steven Hebborn Hereby sign and declare that we possess the following Knowledge in relation to the mentioned parcel of land, and make this statement and general affidavit under oath and affirmation of belief and personal knowledge that the following matter, fact and things set forth below are true and correct to the best of our knowledge.

1. We have used the said land to store and maintain our Fairgrounds equipment since Clare's Father uncle and grandfather bought the land in 2006
We use our fairground equipment from the land at weekends to operate the rides in Uxbridge high street all year around and during the summer months the rides are taken away to fetes and events at least 3 - 4 times a week, the safety tests and crack tests for the equipment are completed at the said land and also any maintenance such as painting and general repairs.

The fairground rides have been stored and maintained in different locations on the said land since 2006

Dated this the 9 day of July 2026.



Signature of Affiant

Witness signed dated this 9 day of July 2026



Signature of witness

Stephen H. Phillips
Solicitor
63a Station Road, West Drayton
UB7 7LJ

APPENDIX 5 – EMAIL FROM SENIOR PLANNING ENFORCEMENT OFFICER

Sent from my iPhone

On 17 Nov 2025, at 10:12 am, Harry Nar <HNar@hillingdon.gov.uk> wrote:

Dear Mr Barbarewicz,

Thank you for your email and for confirming that you and all the other companies will cease operating from land adjoining Frays Farm on 30th November 2025.

As previously advised, the lawful use of the site is for storing fairground equipment, which falls under Class B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended), which is limited to a small section of the land.

All other uses are unauthorised, and an enforcement notice would have been served imminently. Given that you have indicated these uses will cease on 30th November 2025, we will review our position in this matter.

Could you please send me photographs of the land's condition after you have vacated it?

Regards

Harry Nar
Senior Planning Enforcement Officer
Planning And Sustainable Growth
Residents Services
Hillingdon Council
T: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

APPENDIX 6: DOCUMENT ENTITLED AN AFFIDAVIT FROM MR MOHAMMED SADIQ

General Affidavit

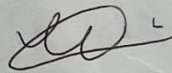
Relating to the knowledge of, or observations and or use of, Land Lying To The North West Of
Harefield Road, Uxbridge, UB8 1PW

i Mohammed Sadiq Hereby sign and declare that i poses the following knowledge in
relation to the mentioned parcel of land and make this statement and general affidavit under
oath and affirmation of belief and personal knowledge that the following matter, fact and
things set forth below are true and correct to the best of my knowledge.

1. Have stored fun castles and other inflatables in portable containers placed
on the said land along with scaffolding poles that are used for Monkey world
Play centre, the Peters Family allowed us to store this equipment for the last
11 years and we removed the equipment from the site in 2025

Dated this the 9th day of July 2026

Signature. of Affiant



Witness Dated this the day of July 2026

Signature of witness

APPENDIX 7: DOCUMENT ENTITLED AN AFFIDAVIT FROM MR MIKE CRANE

General Affidavit

Relating to knowledge of, or observations and or use of, Land Lying To The North West Of Harefield Road, Uxbridge, UB8 1PW

I **Mike Crane** Hereby sign and declare that I poses the following knowledge in relation to the above-mentioned parcel of land, and make this statement and general affidavit under oath and affirmation of belief and personal knowledge that the following matter, fact and things set forth are true and correct to the best of his/her knowledge.

- I. I am employed by as the BID Manager for Uxbridge, Uxbridge Business Improvement District working with the local business community in Uxbridge since September 2011.
- II. When I started working in Uxbridge there was a history of the Council's street licensing for market days and events in Uxbridge to strongly encourage the use of Frank Peters Yard ("The Yard") for parking of vans as there was no other adequate location.
- III. There was an unwritten understanding that the Council did not want the operators of the markets; including the stallholders, to park on the streets around the centre of Uxbridge as it blocked access and availability of parking for residents and also stopped Emergency Services from being able to operating successfully. Therefore. vans parked in a safe location which I believe to be the Yard.
- IV. When Tinsel Town Market first received the contract from the Council to operate the Christmas Market the Yard continued to be used for both vehicles and the storage of diesel required to be held off site, away from the Town Centre.
- V. Charity organisations and the local community have used Frank Peters Yard as a community resource and have done so since before I was employed.
- VI. I am not aware that there are locations near Uxbridge Town Centre to park vehicles of larger size such as; school training trailers. minibuses for disabled school children and vans for market days and events.
- VII. If the Yard can no longer be used it will have a detrimental effect to the local business and community.

The use of the Yard by local business and the community commenced before I started working in 2011 and has continued consistently since then.

Date this the **4th June 2026**



Signature of Affiant

Witness signed and date this the

day of

2026

Signature of Witness

APPENDIX 8: DOCUMENT ENTITLED AN AFFIDAVIT FROM MS HAAJR FAHEEM

General Affidavit

Relating to knowledge of, or observations and or use of, Land Lying To The North West Of
Harefield Road, Uxbridge, UB8 1PW

I Haaqir Faheem Hereby sign and declare that I poses the following
knowledge in relation to the mentioned parcel of land, and make this statement and general
affidavit under oath and affirmation of belief and personal knowledge that the following
matter, fact and things set forth below are true and correct to the best of my knowledge.

1. We, Crown Cars, have parked some of our special busses on the farm. These busses
are built for disabled transport, and we use them to transport school kids to and from
school for Hillingdon Council and other surrounding council school services. We are
concerned if we cannot continue to use the farm to park the buses as we do not know
of any other local yard/farm where we can reasonably park and operate this part of
our business, as we are a local business.

Dated this the 16th day of August 2022

Signature of Affiant



Witness signed, dated this the 16th day of August 2022

Signature of witness



General Affidavit

Signature of witness

APPENDIX 10: SUPPORTING STATEMENT FROM CORAM LIFE EDUCATION HILLINGDON LTD

To whom it may concern.

Coram Life Education Hillingdon Ltd is a charity operating mainly in the London Borough of Hillingdon (Charity Number 1068047 Company Number 03494207). For many years we used mobile classrooms (large trailer units) which were towed to those schools we were visiting. From 2017 until Spring 2021 (when we disposed of the units), whenever the units were not in use, we were allowed to store them in Frank Peter's farm, to the north west of Harefield Road, Uxbridge, UB8 1PW. We were not charged for this service.

Having such convenient and free storage was vital to our operations at the time.

Signed by 

Derek Johnson

Trustee and Treasurer of Coram Life Education Hillingdon Ltd

Address – 25 Stirling Way, Moreton in Marsh, GLOS, GL560GS

Email – derekjohn5on@me.com

Dated 22nd August 2022

APPENDIX 11 – DOCUMENT ENTITLED AN AFFIDAVIT FROM MR STEVE DARLING

General Affidavit

Relating to knowledge of, or observations and or use of, Land Lying To The North West Of
Harefield Road, Uxbridge, UB8 1PW

I Steve Darling Hereby sign and declare that I possess the following knowledge in relation to the mentioned parcel of land, and make this statement and general affidavit under oath and affirmation of belief and personal knowledge that the following matter, fact and things set forth below are true and correct to the best of my knowledge.

- I. Visited the above land on several occasions from 2012 and onwards as my then wife and I were looking for a parcel of land where we could have some horses grassing. We decided not to rent some of the land for our horses as the yard area looked like a commercial yard where vehicles were entering and leaving, disturbing our horses too much we felt.

Dated this the 16th day of August 2022

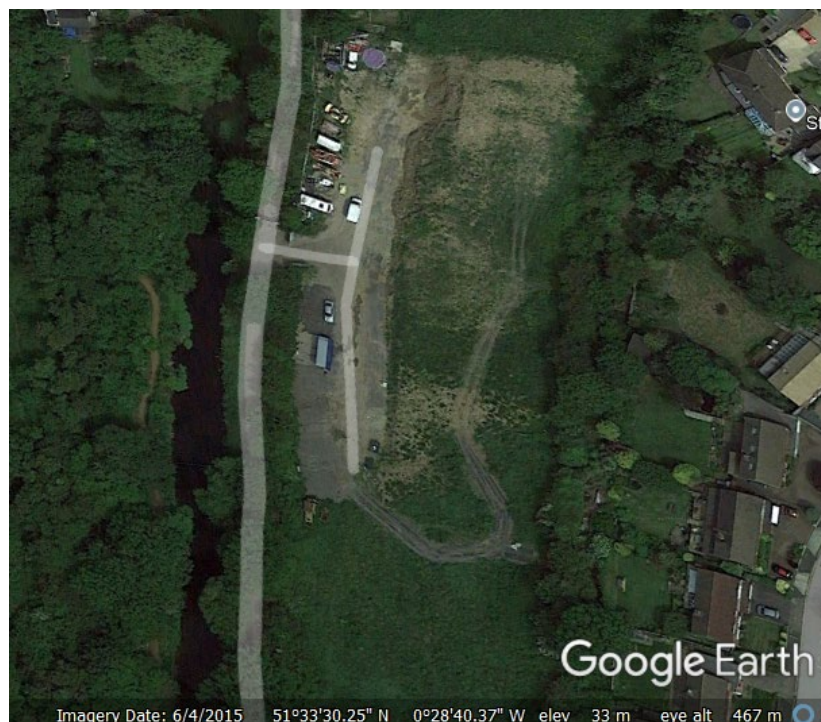
Steve Darling Signature of Affiant

Witness signed, dated this the 16th day of August 2022

P. Waller Signature of witness

PHILIPPA WALLER

APPENDIX 12: AERIAL PHOTOGRAPHS OF THE SITE FROM 2015 ONWARDS



Aerial photograph from Google Earth Pro dated 6 April 2015



Aerial photograph from Google Earth Pro dated 10 March 2016



Aerial photograph from Google Earth Pro dated 5 July 2018



Aerial photograph from Google Earth Pro dated 29 June 2019



Aerial photograph from Google Earth Pro dated 25 March 2020



Aerial photograph from Google Earth Pro dated 30 March 2021



Aerial photograph from Google Earth Pro dated 30 March 2025

APPENDIX 13 - LEASE AGREEMENT

Tenancy at will

1 . Interpretation

2 . Grant of tenancy at will

3 . Tenant obligations

PARTIES

FRANK PETERS, ROBERT PETERS, ANITA PETERS [Trust Executor]
All of Beaches Yard, Horton Road, West Drayton, UB7 8HX (Landlord)

Faheem Talib, Crown Car Services Ltd, 13 High Street, Harefield, UB9 6BX
(Tenant)

Agreed Terms

1. INTERPRETATION

The following definitions apply in this agreement:

Permitted Use: Storage of disabled Buses & coaches, Repairs to Buses & Coaches.

Property: A piece of land at Greenacres, Frays Farm, Harefield Road, Uxbridge, UB8 1PW shown for purposes of identification edged red And hatched black on the plan attached to this agreement.

Rent . £2,500,00 per month (exclusive of any value added tax)
GRANT OF TENANCY AT WILL

2.1

The Landlord lets and the tenant takes the property on a tenancy at will Beginning on and including the date of this agreement .

2.2

The Landlord and the Tenant acknowledge that this agreement creates a Tenancy at will terminable at any time by either of them, notwithstanding That the rent is calculated and payable by reference to a period that the Landlord intends to demand the rent, and that the Tenant has agreed to Pay the Rent by reference to that period.

3. TENANTS OBLIGATIONS

3.1 The tenant shall at all times be a responsible neighbour.

The Tenant shall pay the Rent and any value added tax in respect of it advance and Without any deduction, set off or counterclaim on the first day of every month and On the date of this agreement shall pay a proportionate part of the rent in respect Of the period from and including the date of this agreement to and including the Last day of the current month

3.2 The tenant shall be responsible for any domestic rates and water rates charged On the property.

The tenant shall not :

- 3.7 The tenant shall pass on any notices or other correspondence received at the property to the landlord's interest in the property.
- (a) Use the property otherwise than the permitted use;
 - (b) Assign, underlet, charge, part with or share possession of, or otherwise dispose of the property or any part of it or any interest in it ;
 - (c) Share occupation of the property or any part of it

3.9 When the tenant vacates the property at the termination of the tenancy created by this agreement, it shall remove all items belonging to them, and shall clear rubbish from the property.

3.10 The tenant agrees that it will indemnify the Landlord against any costs, claims and demands of any nature made by any public authority in respect of the Tenant's use of the property.

3.11 The Tenant's obligations are joint and several obligations of the persons that comprise the Tenant.

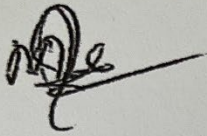
This agreement has been entered into on the date stated where signed by The landlord and Tenant.

For the Landlord P. Khan A. Khan A. Khan	For the Tenant 28 June 2022
---	-----------------------------------

- 3.3 The tenant shall keep the property clean and tidy and make good any damage it Causes to the property.
- 3.4 The tenant shall act at all times in a responsible manner.
- 3.5 The tenant shall be responsible for all charges in connection with the supply to or removal from the property of (if available) electricity, water, sewage and other utilities and shall indemnify the landlord in respect of a proper proportion of the relevant charge, such proportion to be determined conclusively by the landlord.
- 3.6 The tenant shall be responsible for non domestic rates and water rates charged On the property.
- 3.7 The tenant shall pass on any notices or other correspondence received at the Property and addressed to the landlord or relevant to the landlords interest In the property.
- 3.8 The tenant shall allow the Landlord (and all others authorised by the landlord) to enter the property at any reasonable time for the purpose of ascertaining whether the terms of this agreement are being complied with and for any other purposes connected with the Landlords interest in the property;
- 3.9 When the tenant vacates the property at the termination of the tenancy created by this agreement, it shall remove all items belonging to them and shall clear rubbish from the property.
- 3.10 The tenant agrees that it will indemnify the Landlord against any costs, claims and demands of any nature made by any public authority in respect of the Tenants use of the property;
- 3.11 The Tenants obligations are joint and several obligations of the persons that Comprise the Tenant.

This agreement has been entered into on the date stated where signed by The landlords and Tenant.

Signed by the Landlord:	
<i>F. P. [Signature]</i>	29 th March 2022

PATHEEN PHALAS	
Signed by the Tenant:	
	29TH MARCH 2022

PETERS, ANITA PETERS (T) Co
West Drayton, UB7 8LN (L)
Services Ltd, 13 High Street, Harlow

apply in this agreement
of disabled Buses & coach
of Crouchcroft, From Crouchcroft

APPENDIX 14: LETTERS AND BILLS FROM THE VALUATION OFFICE AGENCY FROM 2022 TO 2026

London Borough of Hillingdon
Tel. No. 0200 7300 7300

Valuation Office Agency

The Valuation Office Agency (VOA) is an executive agency of HM Revenue & Customs

Mr Frank Harry Peters
4 Beaches Yard
Horton Road
West Drayton
UB7 8HX

Dawn Bunyan BA (Hons) MRICS

Rvu South
Wycliffe House
Green Lane
Durham
DH1 3UW

Your reference:
Our reference: 39573418

Find out more about business rates online at: voa.gov.uk

Date: 11-FEB-2024

Dear Customer

Notice of new entry in the 2017 rating list

The rating lists are a record of rateable values of all business properties in England and Wales. The Valuation Officers of the VOA maintain these lists. We have added the following entry into the rating list:

Address: LAND LYING TO THE NORTH WEST OF, HAREFIELD ROAD, UXBRIDGE, MIDDX, UB8 1PW
Description: Land Used For Storage And Premises
Rateable value: £ 59,000
Effective date of entry: 01-APR-2022
Rating list updated on: 08-FEB-2024
Billing authority: Hillingdon
Billing authority reference number: 5683105

What is a rateable value?
The rateable value broadly represents the yearly rent the property could have been let for on the open market on a particular date. It is not the amount you pay but the figure used by the billing authority to calculate your rates bill. To see how the rateable value has been calculated, please visit: voa.gov.uk/valuation.

An entry in the rating list indicates liability for the payment of rates. Questions regarding payment of business rates should be directed to your billing authority.

What do you need to do?
You do not need to do anything. We have notified your billing authority, who will send you a bill.

What to do if you disagree with the alteration
You may be able to challenge this alteration if you disagree with it. Regulations set out how you can do this, and further details on the procedure are available from voa.gov.uk.

Yours faithfully

The Valuation Office Agency on behalf of the Valuation Officer
VO 7010 (2020)

NATIONAL NON-DOMESTIC RATE BILL



Valuation Office
Agency

Dawn Bunyan BA (Hons) MRICS
Valuation Officer

Rvu South
Wycliffe House
Green Lane
Durham
DH1 3UW

Mr Frank Harry Peters
4 Beaches Yard
Horton Road
West Drayton
UB7 8HX

Your Reference :
Our Reference : 39684861
Please Ask For : Samia Islam
Contact Number : 03000 501501
Date : 11-FEB-2024

Dear Sir/Madam,

THIS NOTICE IS IMPORTANT
NOTICE OF ALTERATION TO THE 2023 RATING LIST

I have now made a new entry in the Rating List as follows :-

Billing Authority : Hillingdon

Reference Number : 5683105

Description : Land Used For Storage And Premises

Rateable Value : £72,500

Effective Date of Alteration : 01-APR-2023

Actual Date of Alteration : 08-FEB-2024

Address : LAND LYING TO THE NORTH WEST OF, HAREFIELD ROAD,
UXBRIDGE, MIDDX, UB8 1PW

An entry in the Rating List indicates liability for the payment of rates. You can find more information on business rates at gov.uk/voa including how to make a proposal to alter the Rating List if you disagree with the alteration I have made. This must be done within 6 months of the date of the alteration.

If you have an agent acting on your behalf in an outstanding appeal, or a retained agent, this notice has not been copied to them. You may wish to send them a copy.

The rateable value is not the amount you have to pay and any enquiries about the payment of business rates should be directed to the Billing Authority. For any other queries please contact our customer service centre, quoting "Our reference" shown above.

Yours faithfully,

Dawn Bunyan BA (Hons) MRICS

Valuation Officer.

VO 7010 (2005)

London Borough of Hillingdon Revenues & Benefits Service
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 2024.

NATIONAL NON-DOMESTIC RATE BILL

NATIONAL NON-DOMESTIC RATE BILL

Hillingdon Revenues & Benefits Service, PO Box 588, Burnley, BB11 9HX
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 2024.



HILLINGDON
LONDON

MULTIPLIERS FOR 2023 - 2024 are :-

- Non-domestic rating multiplier 51.2p (0.512)
- Small business non-domestic rating multiplier 49.9p (0.499)

Date of Issue: 16-FEB-2024

MR F PETERS, MR R PETERS
4 BEACHES YARD
HORTON ROAD
YIEWSLEY WEST DRAYTON
MIDDX
UB7 8HX

000009

Business Rates Reference 500720293

PROPERTY REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES
5683105			LAND LYING TO NORTH WEST OF HAREFIELD ROAD

DESCRIPTION	FROM	TO	AMOUNT
Charges for Year 2023	01-APR-2023	31-MAR-2024	34799.65
Charges for Year 2022	01-APR-2022	31-MAR-2023	30208.00

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

65007.65

First instalment due on 19-MAR-2024

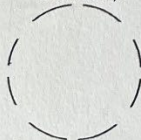
1 X 65007.65

DATE _____

Bank Giro Credit

Reference Number:
500720293

Cashier's stamp



NATWEST BANK
LBH BUSINESS RATES COLLECTION ACCOUNT

ACCOUNT:
LONDON BOROUGH OF HILLINGDON

PAID IN BY:

SORTING CODE NUMBER

62-32-51

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

TOTAL CASH

Cheques, PO's +

TRANCODE

73

£ 65007.6

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NATIONAL NON-DOMESTIC RATE BILL
London Borough of Hillingdon Revenues & Benefits Service, PO Box 651, Darlington, DL1 9HY
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 2026.



- MULTIPLIERS FOR 2025 - 2026 are :-**
- Non-domestic rating multiplier 55.5p (0.555)
 - Small business non-domestic rating multiplier 49.9p (0.499)

MR F PETERS, MR R PETERS
4 BEACHES YARD
HORTON ROAD
YIEWSLEY WEST DRAYTON
MIDD
UB7 8HX

000047

Date of Issue: **27-JAN-2026**

72500	0.4990	36177.50
	0.5550	40237.50

Business Rates Reference 500771043

PROPERTY REFERENCE NUMBER	RATEABLE VALUE	DESCRIPTION	RATED PREMISES		
5683105	72500	Land Used for Storage and Premises	LAND LYING TO NORTH WEST OF HAREFIELD ROAD		
DESCRIPTION			FROM	TO	AMOUNT
Charge For Period Rv 72500			01-DEC-2025	31-MAR-2026	13339.01
Exempt - First 3 Months Unoccupied			01-DEC-2025	28-FEB-2026	-9921.58
Empty Property Rate Relief For Period			01-MAR-2026	31-MAR-2026	0.00

METHOD OF PAYMENT : CASH PAYMENTS MONTHLY

First instalment due on 01-MAR-2026

3417.43
1 X 3417.43

00882024 / 225395 / 000009 / 2 of 4 / 000000

01070033 / 218988 / 000047 / 1 of 2 / 000000

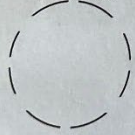


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50

DATE

Reference Number:
500771043

Cashier's stamp



Bank Giro Credit

NATWEST BANK
LBH BUSINESS RATES COLLECTION ACCOUNT
ACCOUNT:
LONDON BOROUGH OF HILLINGDON
PAID IN BY:

SORTING CODE NUMBER

62-32-51

Please do not write or mark below this line

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

TOTAL CASH

Cheques, PO's +

TRANCODE

73

£ 3417.43

<500771043< 623251+< 73 X

PRK008

NATIONAL NON-DOMESTIC RATE BILL

MULTIPLIERS FOR 2026-2027 are:-

- Small business non-domestic rating multiplier 43.2p (0.432)
- Small business Retail Hospitality & Leisure multiplier 38.2p (0.382)
- Standard non-domestic rating multiplier 48.0p (0.480)
- Standard Retail Hospitality & Leisure multiplier 43.0p (0.430)
- High-value non-domestic rating multiplier 50.8p (0.508)



HILLINGDON
LONDON

Date of Issue: **23-JUN-2026**

Business Rates Reference **500771043**

MULTIPLIERS
0.432 - SMALL
0.382 - SMALL-RHL
0.480 - STANDARD
0.430 - STANDARD-RHL
0.508 - HIGH VALUE

MR F PETERS, MR R PETERS
4 BEACHES YARD
HORTON ROAD
YIEWSLEY WEST DRAYTON
MIDDX
UB7 8HX

000014

PROPERTY REFERENCE NUMBER	RATED PREMISES	DESCRIPTION	RATEABLE VALUE
5683105	LAND LYING TO NORTH WEST OF UXBRIDGE	Land Used for Storage and Premises	87000

DESCRIPTION	FROM	TO	AMOUNT
SBR Liability Change RV 87000 X 0.480	01-APR-2026	31-MAR-2027	41760.00
Transitional Relief Supplement	01-APR-2026	31-MAR-2027	870.00
Exempt (industrial/factory/workshop/etc)	01-APR-2026	29-APR-2026	-3387.04
Liability for this year			39242.96

01111208 / 584006 / 000014 / 3 of 3 / 000000



APPENDIX 15: LETTER FROM THAMES WATER

From: **Freddierick Famillaran** Freddierick.Famillaran@thameswater.co.uk
Subject: **Frays Farm Correspondence following Site Meeting**
Date: 22 February 2016 12:41
To: Posarah34uk@aol.com
Cc: **Customer Feedback** customer.feedback@thameswater.co.uk

Hi Mr Peters,

Please see below email from Samuel Hazelton.

Dear Mr and Mrs Peters,

Thank you for agreeing to meet us at Frays Farm last Tuesday 16th February, and explaining the issues you have experienced since we started repair works to the surface water sewer that runs along the Eastern border of your land back in August 2014. I am also thankful for your cooperation and patience as we were required to complete additional repair works on the surface line, as well as remedial works on the foul line, which was identified whilst we were on site, finishing in July 2015. I apologise for the disruption that you have experienced during the works, and for any damage that may have been caused to the ground surface of the site as a result of either flooding or vehicle movements.

Whilst we were on site (Tuesday 16th February 2016) we discussed the condition of the hardstanding within the site, used for storage of vehicles and other various trailers for local events, and the reinstatement you would like. We also assessed the bank along the Eastern side of the storage area, in particular the section that has collapsed at the Northern end of the site.

Our current proposal, based on the information gathered, is that we dig out the soft spots in the storage area to a depth that uncovers the tarmac you have laid, as well as excavate a layer across the remaining storage area as required, before re-laying sufficient hardstanding material, which will be rolled. We also plan to trim back and tidy the section of bank that has collapsed to provide some additional storage area, which may have been lost as part of the collapse.

Before we can provide any start dates for the actual works we must first take a sample of the material on site, both in the storage area, and in the bank that can be WAC tested in a laboratory. This is mostly due to the amount of material that we could be taking to landfill, and the necessity to correctly classify the waste we will be taking there (it could also dictate where we have to take the waste material based on its content). It is worth noting that the condition and make-up of the material could also influence the extent of works required, and the likelihood of the bank collapsing in future.

If possible we would like to arrange for one of our supply partners to attend site next week on either Thursday 25th or Friday 26th February to take the samples so that we can start the testing process and work towards improving the condition of your site as soon as possible. Please can you let us know if that would be agreeable?

Once again thank you for your patience and cooperation, and I apologise for the inconvenience you have endured,

Regards

Sam Hazelton

Regional Network Manager (North London)
Wastewater

If you need to contact me regarding this matter, please telephone me on **07747 647093**.

Regards

Freddierick



Freddierick Famillaran

Customer Liaison Executive
Customer Relations

*Thames Water Utilities Ltd, Kemble Court, 550 South Oak Way, Reading, RG2 6AD

07747 647093

8 freddierick.famillaran@thameswater.co.uk

Did you know you can manage your account online? Pay a bill, set up a Direct Debit, change your details or even register a change of address at the click of a button, 24 hours a day. Please visit www.thameswater.co.uk.