

PLANNING COMMITTEE AGENDA



Wednesday, 19 May 2010

at 10.00 am

in the Council Chamber, Civic Centre, Hartlepool

MEMBERS OF PLANNING COMMITTEE:

Councillors R. Cook, Cranney, Fleet, Griffin, Laffey, G Lilley, London, J Marshall, McKenna, Morris, Plant, Richardson and Wright

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

3.1 To confirm the minutes of the meeting held on 28 April 2010 (*to follow*)

4. ITEMS REQUIRING DECISION

4.1 Planning Applications – *Director of Regeneration and Neighbourhoods*

- | | | |
|----|-------------|---|
| 1. | H/2008/0001 | Brierton Moorhouse Farm, Dalton Back Lane, Hartlepool |
| 2. | H/2010/0151 | North Hart Farm Butts Lane Hartlepool |
| 3. | H/2010/0122 | 21 Clarkson Court, Hartlepool |
| 4. | H/2010/0191 | Land Adjacent To Hartfields Retirement Village |
| 5. | H/2010/0170 | Piercy Farm, Dalton Piercy, Hartlepool |

- 4.2 Update on Current Complaints – *Director of Regeneration and Neighbourhoods*
- 4.3 Update Of Performance Against Best Value Indicators – *Director of Regeneration and Neighbourhoods*
- 4.4 Appeal Ref App/H0724/A/10/2125994/NWF: H/2009/0710 Use of premises as a takeaw ay (A5 Use) operating betw een the hours of: Sunday to Wednesday 8.00 - 24 hrs and Thursday, Friday & Saturday 8.00 - 3.00 hrs. Sopranos, 93 York Road, Hartlepool TS24 9PB – *Director of Regeneration and Neighbourhoods*
- 4.5 Appeal By Mr K Napper Appeal Ref: App/H0724/D/10/2123401 Site At:10 Northw old Close, Hartlepool, TS25 2LP – *Director of Regeneration and Neighbourhoods*
- 4.6 Appeal By Mr L Pennick, Tail End Fisheries, Church Street, Seaton Carew , Hartlepool – *Director of Regeneration and Neighbourhoods*
- 4.7 Application To Register Land At Hart Village As A Village Green - *Chief Solicitor & Director of Regeneration and Neighbourhoods*
- 4.8 Application To Register Land At Spencer Grove And Dickens Grove As A Village Green - *Chief Solicitor & Director of Regeneration and Neighbourhoods*

5 FOR INFORMATION

Site Visits – Any site visits requested by the Committee at this meeting w ill take place at 9.30 am on the morning of the next Planning Committee (date to be confirmed)

Next Scheduled Meeting – To be confirmed

REPORT to PLANNING COMMITTEE

19 May 2010



Report of: Chief Solicitor & Director of Regeneration and Neighbourhoods

Subject: APPLICATION TO REGISTER LAND AT SPENCER GROVE AND DICKENS GROVE AS A VILLAGE GREEN

1. PURPOSE OF REPORT

To seek the Committee's consideration on the method of determination of an application to register an area of land in between Spenser Grove and Dickens Grove as a Village Green (see **Appendix 1**).

2. BACKGROUND

2.1 General Background

2.1.1 One of the functions of the Council, as Registration Authority under the Commons Act 2006, is to maintain a register of all Town and Village Greens within the Borough. Land which is not already registered as either Town or Village Green may be registered if either the landowner voluntarily applies to register the land or if a 'significant number of inhabitants' living near the land have indulged in 'lawful sports and pastimes' on the land for a period of at least 20 years prior to their application.

2.1.2 Where rights over a land compatible with the land being considered to be a village green can be established through usage by the local inhabitants, legislation provides a process for submission of an application for registration. Where such an application is lodged, the authority is required to make a determination whether the circumstances and history are such that the requirements for the registration of the land as a village green are fulfilled.

2.1.3 The land which is the subject of this application, land between Spenser Grove and Dickens Grove, is owned by the Council. This means the Council is both Registration Authority and Landowner. In circumstances such as this, Government Guidance recommends that any application be referred to a

third party for determination. This will normally be a Planning Inspector or a Planning Counsel with suitable qualification and experience.

- 2.1.4 The remainder of this report places before the committee information which is considered to be sufficient to enable the committee to determine the most suitable method of determination for the application.

3 History

- 3.1.1 In March 2008 the Department of Adult and Community Services received an application, from Mrs Valerie Williamson on behalf of the residents of Spenser Grove and Dickens grove, under section 15 of the Commons Act 2006 to register an area of land between Spenser Grove and Dickens Grove.

- 3.1.2 The application was accepted as a valid application on the 2nd March 2009.

- 3.1.3 The application contained evidence of the rights claimed to have been exercised by the inhabitants of Spenser Grove, Dickens Grove and the surrounding area. The evidence consists of statements from residents.

- 3.1.4 Notice was served on the Council as landowner and a statement in response has been received from Counsel instructed on behalf of the Council. A public notice was also posted on the site and advertised in the local press in accordance with the regulations. No other submissions from the public were received.

- 3.1.5 On the 1st July 2009 the Council, as landowner, submitted an application under s15 of the Commons Act 2006 to voluntarily register part of the land as a village green. (see **Appendix 2**)

3.2 The Land

- 3.2.1 The land to which the application relates lies to the north of Browning Avenue, to the east of Spenser Grove, to the west of Dickens Grove and to the south of Hartlepool Sixth Form College.

- 3.2.2 The exact location and extent of the land is shown on the plan contained within the application (**Appendix 1, Exhibit 'A'**)

- 3.2.3 The area of land subject to the voluntary registration by the Council is shown edged red on the plan contained within the Council's application. (**Appendix 2, Exhibit**)

3.3 The Application

- 3.3.1** The application was made by Mrs Valerie Williamson on behalf of the inhabitants of the local area. Evidence was also provided in the form of witness statements from 9 local residents.

3.4 The Landowner

- 3.4.1** The land is owned by Hartlepool Borough Council under its function as Education Authority. Part of the land was formerly the Kingsley Nursery.

3. CONSULTATION

- 3.1** The following persons and bodies were initially consulted with, regarding the claim:
Hartlepool Borough Council (Estates Department) as Landowner
- 3.2** The notice of application was published in accordance with the legislation. There were no responses to the public consultation.

4. LEGISLATION

- 4.1** Under s15 of the Commons Act 2006:

(1) Any person may apply to the commons registration authority to register land to which this Part applies as a town or village green in a case where subsection (2), (3) or (4) applies.

(2) This subsection applies where—

(a) a significant number of the inhabitants of any locality, or of any neighbourhood within a locality, have indulged as of right in lawful sports and pastimes on the land for a period of at least 20 years; and

(b) they continue to do so at the time of the application.

Subsections (3) and (4) are not relevant to this application.

- 4.2** From the information supplied by the applicant it would appear there is sufficient evidence for the committee to consider the application on its merits under the provisions of s15 of the Commons Act 2006.

- 4.3** The Commons Registration (England) Regulations 2008 (The 2008 Regulations) are intended to set out the process for dealing with any applications to register a Village Green. These regulations have not yet come into force but offer a clear indication of the practice and procedure to be adopted by the registration authority.

- 4.4** Paragraph 27(3)(a) of the 2008 Regulations state that a registration authority must refer, to the Planning Inspectorate for determination by it, any application in which the registration authority has an interest in the outcome of the application. The situation where the registration authority is also the landowner is a clear example of this.
- 4.5** As the 2008 Regulation has not yet come into force the Council does have the option to refer the matter for determination by an independent Planning Counsel.
- 4.6** Once the Council has agreed on the method for determination all the paperwork relating to the application will be passed over to the person appointed to carry out the determination who will then have conduct of the matter. That person then decides as to how they wish to conduct the determination; this may include a public enquiry or hearing.
- 4.7** Following the determination by the third party matter will be referred back to the Council for final determination. It will then be open to the Council to accept or reject the third party determination.

5. PRACTICAL CONSIDERATIONS

- 5.1** The main difference between the two options available to the Council in relation to the determination of this application is in the degree of independence of the determination.
- 5.2** As the application affects land owned by the Council, the Council has a clear financial interest in the outcome of the determination. Any involvement by the Council in the decision making process could open the Council up to a accusation of bias.
- 5.3** If the application to register the land as a village green is successful the value of the land will be much reduced as there would be no possibility of redeveloping the land for any more valuable use.
- 5.4** The clearest way for the Council to ensure the matter is determined independently is ask that the matter be dealt with through the Planning Inspectorate's Town & Village Green Service. Under this scheme the Planning Inspectorate will make a Planning Inspector available to carry out a non-statutory public enquiry to determine an application to register land as a village green. Once the Inspector has been appointed they will have full conduct of the determination. They can decide whether further evidence is required and will set the terms of reference for the enquiry.

- 5.5** The Planning Inspectorate are able to make a Planning Inspector available to conduct a Village Green enquiry. The daily rate for a Planning Inspector is £1,000.00. The guidance issued by the Planning Inspectorate indicates such an enquiry will take between 6 and 9 days overall. This includes preparation, the enquiry itself and the preparation of the decision. Discussions with the Planning Inspectorate indicate the earliest an Inspector would be available to carry out an Enquiry would be October 2010.
- 5.6** As the relevant part of the 2008 Regulations have not yet come into force the Council is not compelled to refer the matter to the Planning Inspectorate. It is possible for the Council to instruct a Counsel to carry out the determination. The instructions to Counsel would set out the terms of reference for the enquiry. Enquiries made with a Barristers Chambers indicate that the cost of appointing Counsel would be the same as the charges made by the Planning Inspectorate. This is £1,000.00 per day for preparation, holding the enquiry and the preparation of the decision. The time scale for appointing a Planning Counsel is similar to that offered by the Planning Inspectorate.

6. SUMMARY

- 6.1** Members are asked to consider the two options with a view to ensuring that the determination is seen to be taken at an arms length and that there is no conflict of interest between the Council's role as Registration Authority and Landowner. The option of referring the matter to the Planning Inspectorate ensures the determination is carried out entirely at arms length.
- 6.2** If the Council were to appoint a planning Counsel there would not be the same degree of separation between the Council and the determining body. The Council would have to set the terms of reference for the barrister conducting the enquiry. This could raise the inference that the Council still had a degree of control over the process of determining the application.
- 6.3** Whilst the relevant regulations are not yet in force, consideration should be given to their content. The reason this section of the 2008 Regulations have not been brought into affect is due to other issues and not the regulations relating to the situation where a Council is both registration authority and landowner.

7. OPTIONS

- 7.1** Two options are available when choosing the method of determination:

OPTION 1. To refer the matter to the Planning Inspectorate for determination by a Planning Inspector.

OPTION 2. To appoint an independent planning Counsel, of suitable qualification and experience. To carry out the determination.

8. RECOMMENDATIONS

Members are recommended to refer the matter to the Planning Inspectorate for determination.

9. CONTACT OFFICER

P Cowie – Town & Village Green Officer, Adult and Community Services Department

Background Papers

Appendix 1 – Application made by Mrs V Williamson dated 5th March 2008

Appendix 2 – Statement of Objections to the application on behalf of Hartlepool Borough Council dated 29th May 2009

Appendix 3 – Application made by Hartlepool Borough Council dated 22nd June 2009

This bundle of evidence/set of background papers is available in the Members Library

Commons Act 2006: Section 15

Application for the registration of land as a Town or Village Green

Official stamp of registration authority
indicating valid date of receipt:

HARTLEPOOL BOROUGH COUNCIL
DEPARTMENT OF
ADULT & COMMUNITY SERVICES ADMIN
MUNICIPAL BUILDINGS

- 2 MAR 2009

Application number:

Register unit No(s):

VG number allocated at registration:

(CRA to complete only if application is successful)

Applicants are advised to read the 'Guidance Notes for the completion of an Application for the Registration of land as a Town or Village Green' and to note the following:

- All applicants should complete questions 1–6 and 10–11.
- Applicants applying for registration under section 15(1) of the 2006 Act should, in addition, complete questions 7–8. Section 15(1) enables any person to apply to register land as a green where the criteria for registration in section 15(2), (3) or (4) apply.
- Applicants applying for voluntary registration under section 15(8) should, in addition, complete question 9.

Note 1

Insert name of
registration
authority.

1. Registration Authority

To the

HARTLEPOOL BOROUGH COUNCIL
LEADBITTER BUILDINGS
STOCKTON STREET
HARTLEPOOL, TS24 7NU

Note 2

If there is more than one applicant, list all names. Please use a separate sheet if necessary. State the full title of the organisation if a body corporate or unincorporate.

If question 3 is not completed all correspondence and notices will be sent to the first named applicant.

Note 3

This question should be completed if a solicitor is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here.

2. Name and address of the applicantName:

Full postal address:

Postcode Telephone number:
(incl. national dialling code) Fax number:
(incl. national dialling code) E-mail address: **3. Name and address of solicitor, if any**Name: Firm:

Full postal address:

Post code

Telephone number:
(incl. national dialling code) Fax number:
(incl. national dialling code) E-mail address:

Note 4

For further advice on the criteria and qualifying dates for registration please see section 4 of the Guidance Notes.

* Section 15(6) enables any period of statutory closure where access to the land is denied to be disregarded in determining the 20 year period.

4. Basis of application for registration and qualifying criteria

If you are the landowner and are seeking voluntarily to register your land please tick this box and move to question 5.

Application made under **section 15(8)**: ☐

If the application is made under **section 15(1)** of the Act, please **tick one** of the following boxes to indicate which particular subsection and qualifying criterion applies to the case.

Section 15(2) applies: ☒

Section 15(3) applies: ☐

Section 15(4) applies: ☐

If **section 15(3) or (4)** applies please indicate the date on which you consider that use as of right ended.

If **section 15(6)*** applies please indicate the period of statutory closure (if any) which needs to be disregarded.

Note 5

The accompanying map must be at a scale of at least 1:2,500 and show the land by distinctive colouring to enable it to be clearly identified.

* Only complete if the land is already registered as common land.

Note 6

It may be possible to indicate the locality of the green by reference to an administrative area, such as a parish or electoral ward, or other area sufficiently defined by name (such as a village or street). If this is not possible a map should be provided on which a locality or neighbourhood is marked clearly.

5. Description and particulars of the area of land in respect of which application for registration is made

Name by which usually known:

SPENSER DICKENS GREEN

Location:

THE PIECE OF GREEN BETWEEN SPENSER AND
DICKENS GROVES
TS25 5PN
TS25 5PJ

Shown in colour on the map which is marked and attached to the statutory declaration.

Common land register unit number (if relevant) *

6. Locality or neighbourhood within a locality in respect of which the application is made

Please show the locality or neighbourhood within the locality to which the claimed green relates, either by writing the administrative area or geographical area by name below, or by attaching a map on which the area is clearly marked:

SPENSER AND DICKENS GROVE ARE IN THE RIFT
HOUSE AREA OF HARTLEPOOL.

Tick here if map attached: ☒

7. Justification for application to register the land as a town or village green

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

The land has been in common use for the past 43 years that I have lived here. It has never been fenced in and we have used it freely without permission, force or secrecy.

The land is used by a significant number of local people and children indulging in lawful sports and pastimes, playing football, rounders or exercising our dogs.

We have established recreational rights over the land using it all the year round. We build snowmen in the winter and have water slides in the summer. Bonfire night we have a small fireworks display.

The green attracts vast amounts of birds and wildlife, hedgehogs, squirrels, moles and ducks which everybody enjoys watching and feeding.

We look after the green and keep it litter free.

Note 8

Please use a separate sheet if necessary.

Where relevant include reference to title numbers in the register of title held by the Land Registry.

If no one has been identified in this section you should write "none"

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

8. Name and address of every person whom the applicant believes to be an owner, lessee, tenant or occupier of any part of the land claimed to be a town or village green

HARTLEPOOL BOROUGH COUNCIL
LEADBITTER BUILDINGS
SACKTON STREET
HARTLEPOOL
TS24 7NU

9. Voluntary registration – declarations of consent from 'relevant leaseholder', and of the proprietor of any 'relevant charge' over the land

NONE

Note 9

List all such declarations that accompany the application. If none is required, write "none".

This information is not needed if an application is being made to register the land as a green under section 15(1).

10. Supporting documentation

Note 10

List all supporting documents and maps accompanying the application. If none, write "none"

Please use a separate sheet if necessary.

1 MAP EXHIBIT "A"
9 WITNESS STATEMENTS MARKED
"BI" "BII" "BIII" "BIV" "BV" "BVI" "BVII"
"BVIII" "BIX"

Note 11

If there are any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

Note 12

The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or unincorporate.

11. Any other information relating to the application

RECENTLY THE LAND HAS BECOME UNDER A PLANNING APPLICATION REF NO H/2008/0040

Date:

5th MARCH 2008

Signatures:

Mrs J. Williamson O'Leary
J. P. O'Leary J. Hardman
B. A. O'Leary S. C. O'Leary
M. O'Leary D. O'Leary

REMINDER TO APPLICANT

You are advised to keep a copy of the application and all associated documentation. Applicants should be aware that signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence. The making of a false statement for the purposes of this application may render the maker liable to prosecution.

Data Protection Act 1998

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

Statutory Declaration In Support

To be made by the applicant, or by one of the applicants, or by his or their solicitor, or, if the applicant is a body corporate or unincorporate, by its solicitor, or by the person who signed the application.

¹ Insert full name
(and address if not
given in the
application form).

I, VALERIE WILLIAMSON solemnly and sincerely declare as follows:—

² Delete and adapt
as necessary.

1.² I am (~~the person~~ (one of the persons) who (~~has~~) (have) signed the foregoing application)) (~~the solicitor to~~ (~~the applicant~~) (³ one of the applicants)). VALERIE WILLIAMSON

³ Insert name if
Applicable

2. The facts set out in the application form are to the best of my knowledge and belief fully and truly stated and I am not aware of any other fact which should be brought to the attention of the registration authority as likely to affect its decision on this application, nor of any document relating to the matter other than those (if any) mentioned in parts 10 and 11 of the application.

3. The map now produced as part of this declaration is the map referred to in part 5 of the application.

⁴ Complete only in
the case of
voluntary
registration (strike
through if this is not
relevant)

4.⁴ I hereby apply under section 15(8) of the Commons Act 2006 to register as a green the land indicated on the map and that is in my ownership. I have provided the following necessary declarations of consent:

- (i) a declaration of ownership of the land;
- (ii) a declaration that all necessary consents from the relevant leaseholder or proprietor of any relevant charge over the land have

Cont/

⁴ Continued

been received and are exhibited with this declaration; or
 (iii) where no such consents are required, a declaration to that effect.

And I make this solemn declaration, conscientiously believing the
 same to be true, and by virtue of the Statutory Declarations Act 1835.

Declared by the said VALERIE WILLIAMSON } MRS V. Williamson
 2 DICKENS GROVE, HARTLEPOOL }
 at 2 00 pm. TS25 5PJ }
 this 5th day of MARCH 2008 }
 Signature of Declarant

Before me *

Signature:

L. Polton

Address:

66 TRURO DRIVE
 HARTLEPOOL
 TS25 2QP

Qualification:

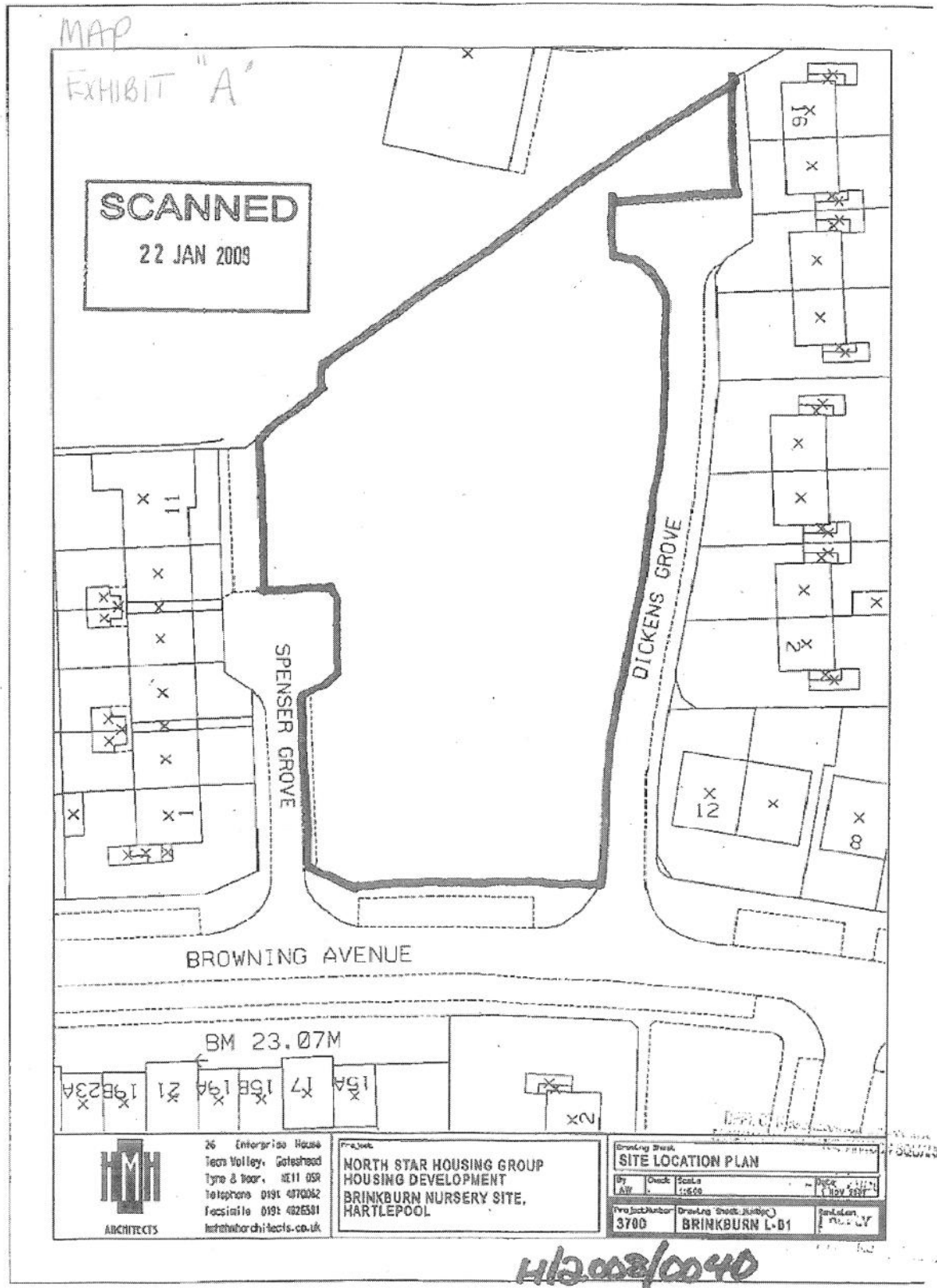
J.P.

* The statutory declaration must be made before a justice of the peace, practising solicitor, commissioner for oaths or notary public.

Signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence.

REMINDER TO OFFICER TAKING DECLARATION:

Please initial all alterations and mark any map as an exhibit



Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

7. Justification for application to register the land as a town or village green

MR & MRS BOARLEY 6, DICKENS GROVE

I would like to keep the green as it is, as I have lived in Dickens Grove for 10 yrs and brought my family up with the green as part of my children's play area, as it is very safe now my grandchildren play out in summer time.

It would be a great loss to the community as we all use it and look out for each other and everyone of us also children from surrounding areas.

J Boarley

WITNESS STATEMENT

BI

7. Justification for application to register the land as a town or village green

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

Miss L. Foyth + Mr J. Dunn
16 Dickens Grove, Thetford TS25 5PJ

The green area situated between Dickens / Stence Grove offers a great quality of life for both young and old, pets and wildlife. It provides security, exercise, interaction and freedom of play which all play a big part in bringing the community together including families from other groves + avenues around. Our family has been able to enjoy the green area for over 8 years now which include enjoying many activities such as water games (Puddle Pops, water slides and water fights) amongst adults as well as children, all ball games thinkable the use of bikes, kites and climbing of trees again all under supervision. Giving us a great quality of life which is now becoming less able due to the removal of green areas around. I am very concerned that I will not be able to give my newborn child the same, interaction, freedom of play and exercise as my first child and also my niece and nephews. The application of town/village green also gives my pet dog (Snoop) and wildlife a chance to be able to enjoy the green for many more years ahead also. My dog enjoys playing amongst the children whom all love his presence and giving him exercise and interaction. It is also beautiful to see the variety of wildlife that the green attracts such as birds, squirrels, moles, ducks and hedgehogs. This is fascinating to see and also helps children to respect our wildlife.

With regards

L. Foyth J. Dunn

WITNESS STATEMENT
B.H.

7. Justification for application to register the land as a town or village green

Note 7

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This information is not needed if a landowner is applying to register the land as a green under section 15(8).

With reference to the piece of land between Spenser Grove and Dickens Grove, this land has been Green land since the houses were built and nothing has ever been built on it and we want to keep it that way.

We have used this piece of land for the children to play on since we lived here, we moved to the area 30 years ago.

We have held parties and celebrations for our families and children.

We have had a few mini Gynkhanas on when my children had horses.

We have used the land to exercise our dogs in the past and other people still do. We still have people coming from the surrounding areas to exercise their dogs

During the summer children and grandchildren from our families and surrounding groves use the green to play on where they can be seen, and have been able to freely take toys out from their homes in safety. They have had picnics during the summer and have even camped overnight on the grass and the children now have water slides when the weather is warm. Fathers will also play football and rugby with their children and also rounder's have been played

We have squirrels and birds and this year have had ducks make their home here.

It is even a pleasure just to sit and look and see the peacefulness from our front window and are very keen to keep this land by turning it into a village green for us and the surrounding houses.

Sheila and Desmond Crow
11 Spenser Grove
Hartlepool
TS25 5PN

SM Crow (Mrs)
Crow

01287 261109

WITNESS STATEMENT

B III

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

7. Justification for application to register the land as a town or village green

Jane Hardman 7, Martin Grove

As a populated area my children have somewhere to go and play, this becomes a focal point for my children and myself and other Parents to communicate and become a wider part of the Community.

This helps myself and my family to become involved in other activities the Community may be taking part in:

- bonfire displays
- National events
- Ball games
- ect. ect. ect.

J Hardman

WITNESS STATEMENT

BIV

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

7. Justification for application to register the land as a town or village green

Maween Noble 10 DICKENS GROVE

My children have always played on the green, be it football, rugby or cricket. All the children from the 2 groves and their friends all play together no matter about age difference. In the hot weather we put a big sheet of plastic out and 1 of the neighbours uses their hosepipe and the children make a water slide even some of the adults join in, we then know the children are playing safely and supervised without worrying about excessive traffic or strangers being in the area.

M Noble

WITNESS STATEMENT

BIV

7. Justification for application to register the land as a town or village green

12 DICKENS GROVE

MR & MRS DORIS ROBERT REAY

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

MY WIFE AND I HAVE BEEN RESIDENTS IN THIS AREA FOR 25 YEARS. AND HAVE ALWAYS BELIEVED OUR FOREFATHERS LEFT THIS LAND AS GREEN FIELD FOR THEMSELVES AND FUTURE COMMUNITIES TO ENJOY. DURING THIS TIME I HAVE SEEN LOCAL CHILDREN PLAY MANY GAMES AND EXPERIENCE THERE FIRST NIGHT AWAY FROM HOME CAMPING OUT. I HAVE SEEN DADS 'KICKING' A BALL ABOUT WITH THEIR SONS BIRTHDAY AND OTHER FAMILY CELEBRATIONS SPILLING OVER ON TO THE FIELD GUY FAWKES NIGHT CELEBRATIONS. YOUNGSTERS OF ALL AGES PLAYING WITHOUT A CARE IN THE WORLD IN A COMPLETELY SAFE ENVIRONMENT. ALL ESSENTIAL FAMILY BONDINGS AND THINGS MONEY CAN'T BUY. FOR THESE REASONS ALONG THIS AREA SHOULD BE PRESERVED.

DM Reay

WITNESS STATEMENT

BVI

MRS J THOMSON 6, SHELLEY GROVE, H/POOL

7. Justification for application to register the land as a town or village green

Note 7

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This information is not needed if a landowner is applying to register the land as a green under section 15(8).

I have been a resident in this area for 22 years. My two sons have been raised, played and socialised with many of the other resident children. The green space that belongs to this area has been greatly used by children and adults alike.

(Dickens) Games for rounders, football and many other activities etc.

In the world that we live in, green areas are vital with safety being paramount. As a parent I cannot state how important it is to being able to look out of your lounge window and see your children playing safely. The government has highlighted obesity in children, and these green areas are vital in allowing children to let off steam, socialize and build the skills that are required for well adjusted adults. These green areas must remain.

27/2/08

J. Thomson

WITNESS STATEMENT

B VII

7. Justification for application to register the land as a town or village green

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

MR + MRS FIDDES
7 SPENSER GROVE
HARTLEPOOL
TS25 5PN

TEL: 292 512

WE WOULD LIKE TO APPLY FOR THE LAND BETWEEN SPENSER GROVE + DICKENS GROVE TO BE REGISTERED AS GREENBELT. WE HAVE LIVED HERE FOR 10 YEARS AND BOUGHT THE HOUSE SPECIFICALLY FOR THE LAND OUT FRONT, HAVING RAISED TWO DISABLED CHILDREN HERE AND NEEDING A SAFE ENVIRONMENT FOR THEM TO PLAY AND WHERE THEY COULD BE CLEARLY SEEN. OUR YOUNGEST SON CONTINUES TO PLAY ON THE FIELD ALONG WITH ALL THE OTHER LOCAL CHILDREN (WEATHER + HEALTH PERMITTING) HE PLAYS A RANGE OF SPORTS ON THERE AND IN THE SUMMER TAKES HIS GOAL POSTS, BASKETBALL HOOP, TRAMPOLINES ETC OUT ONTO THE FIELD WHERE ALL THE KIDS JOIN IN. WE HAVE A RANGE OF DIFFERENT AGED KIDS WHO ALL PLAY TOGETHER AND HAVE DONE SO FOR YEARS. WE HAVE A NEW GENERATION OF KIDS COMING ONTO THE FIELD NOW AND EVERYONE LOOKS AFTER THEM INCLUDING THE OLDER KIDS. THIS LAND HAS + ALWAYS SHOULD BE A COMMUNITY FIELD. I HAVE HAD 3 GENERATIONS OF FAMILY BROUGHT UP HERE AND HAVE MYSELF + MY COUSINS ALSO PLAYED ON THIS FIELD. WE DON'T WANT OUR KIDS HANGING AROUND ON STREET CORNERS OR OUTSIDE SHOPS CAUSING NUISANCE. WE WANT THEM WHERE WE CAN SEE THEM.

WITNESS STATEMENT

B VII

J Fiddes

7. Justification for application to register the land as a town or village green

MRS. B. CORWELL, 14 DICKENS GROVE.

Note 7

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

This land should be registered as town or village green because for 15 years I have lived here and used and watched the area being used by young and old people.

It is used for games of football, rounders & young lads have even camped on it with no problems. It is a safe place for children to play, overlooked by the surrounding houses. It is used to exercise dogs by people in the area, and it attracts wildlife.

It is a small heart of our community; to take it away would be detrimental to the area.

B. A. Corwell

WITNESS STATEMENT

BIX

IN THE MATTER OF THE COMMONS ACT 2006

AND IN THE MATTER OF THE COMMONS (REGISTRATION OF TOWN OR VILLAGE GREENS) (INTERIM ARRANGEMENTS) (ENGLAND) REGULATIONS 2007

AND IN THE MATTER OF LAND TO THE NORTH OF BROWNING AVENUE, THE EAST OF SPENSER GROVE AND THE WEST OF DICKENS GROVE, HARTLEPOOL

**STATEMENT OF OBJECTIONS TO THE APPLICATION ON BEHALF OF
HARTLEPOOL BOROUGH COUNCIL**

INTRODUCTION

1. This is the Statement of Objections within the meaning of the Commons (Registration of Town or Village Greens) (Interim Arrangements) (England) Regulations 2007 (the "2007 Regulations") made by Hartlepool Borough Council ("HBC") in relation to the application (the "Application") made by Mrs. Valerie Williamson (the "Applicant") dated 5 March 2008 for the registration of land to the north of Browning Avenue, the east of Spenser Grove and the west of Dickens Grove, Hartlepool ("the Land") as a town or village green ("TVG") under section 15 of the Commons Act 2006.
2. HBC is the freehold owner of the Land. The Land is defined by the Applicant in exhibit A to the Application. In this Statement of Objections, "the Land" is also used to refer to the area defined in the annotated overhead plan accompanying the Statement at Appendix 1. The upper area of the Land marked "the Playing Field Site" and edged in red on the plan at Appendix 1 will be referred to as "the Playing Field Site" below. The lower area of the Land marked "the Nursery School Site" and edged in blue on the plan at Appendix 1 will be referred to as "the Nursery School Site" below. The area at the top of Spenser Grove marked "the Spenser Grove Site" and

edged in black on the plan at Appendix 1 will be referred to as “the Spenser Grove Site”.

SUMMARY OF HBC'S POSITION

3. The Applicant has failed to show that the Land, or any part of it, should be registered under section 15(2) of the Commons Act 2006.
4. HBC objects to the part of the Land which is the Nursery School Site, or any part of it, being registered as a TVG. HBC further objects to the part of the land which is the Spenser Grove Site, or any part of it, being registered as a TVG. HBC's grounds of objection in these respects are set out below.
5. Without prejudice to the grounds of objection in relation to the Nursery School Site and the Spenser Grove Site, and without prejudice to the assertion that the Applicant has failed to show that the Playing Field Site should be registered, HBC does not object to the part of the Land which is the Playing Field Site being registered as a TVG under section 15 of the Commons Act 2006.
6. HBC supports the registration of the Playing Field Site as a TVG to be used for the benefit of inhabitants of the local neighbourhood. Upon receipt of a subsequent application by HBC under section 15(8) of the Commons Act 2006 to register the Playing Field Site, HBC invites the Registration Authority to dismiss summarily that part of the Application that relates to the Playing Field Site.
7. HBC reserves its right to alter, add or expand upon its position in relation to the Playing Field Site.

REQUIREMENTS FOR THE REGISTRATION OF A TVG

8. The Application is made under section 15(2) of the Commons Act 2006 and it is a requirement of that section that the Applicant must show the following:-

8.1.1 That a significant number of the inhabitants of a qualifying area have indulged in recent activities on the entirety of the relevant site.

8.1.2 The activities in which the inhabitants have indulged may properly be described as lawful sports and pastimes.

8.1.3 The activities were such as at all times throughout the relevant 20 year period to bring home to the owners of the relevant site that a right to engage in lawful sports and pastimes “as of right” over the entire site was being asserted: R v. Oxfordshire County Council ex parte Sunningwell Parish Council [2001] AC 335.

8.1.4 The activities have been indulged in “as of right”; that is without force; without stealth; and without permission: R (Beresford) v. Sunderland City Council [2003] UKHL 60, [2004] 1 AC 889.

8.1.5 The activities have taken place over a period of not less than 20 years and continue to occur thereafter.

9. An application may be made by the owners of any land to register that land under section 15(8) of the Commons Act 2006. The requirements above do not apply to such an application.

GROUND OF OBJECTION: THE NURSERY SCHOOL SITE**Ground One**

10. The occupation and use of the Nursery School Site for the purposes of a nursery school up until May 2003 was wholly incompatible with that part of the Land being used for informal recreation by local residents in such a way as to be “as of right”, or at all.
11. HBC purchased the site which encompasses the Land on 25 April 1921. Planning permission was received to develop the Nursery School Site as such on 8 March 1972. A nursery school was subsequently built which was formerly called the Kingsley Nursery School and latterly the Brinkburn Nursery School (the “Nursery School”). The site occupied by the Nursery School, and in particular the school building itself, can be seen on the overhead photograph at Appendix 2 of this Statement.
12. The Nursery School continued to form an integral part of the Nursery School Site until in or around May 2003 when it was demolished.
13. While a registration authority does not have to see evidence of qualifying use of every square foot of a claimed TVG, it must be persuaded that for all practical purposes it can sensibly be said that the whole of the claimed TVG has been so used throughout the relevant period: R (Cheltenham Builders Ltd) v. South Gloucestershire Council [2004] JPL 975.
14. Use “as of right” will not be found where the degree of deference is so significant that it would not appear to a reasonable owner that the local residents were asserting any right to use the land as of right: R (Kevin Lewis) v. Redcar and Cleveland Borough Council, Persimmon Homes (Teesside) Limited [2009] EWCA Civ 3 (CA).

15. Any claimed use for lawful sports and pastimes which took place prior to 2003 (which is not admitted) would not have brought home to HBC that a right to engage in the same “as of right” was being asserted in respect of the Nursery School Site because (i) the school building physically prevented the use of the whole of the Nursery School Site for informal recreation and (ii) any use of the land for informal recreation (which is not admitted) would have deferred to the use of the Nursery School Site by the school.
16. Any such use for lawful sports and pastimes which took place prior to 2003 (which is not admitted) would have been by force or stealth and cannot qualify towards the 20 year period.
17. In short, the Nursery School Site has been unavailable for the exercise of the lawful sports and pastimes alleged during the requisite period.
18. In these circumstances, that part of the Application that relates to the Nursery School Site must be dismissed.

Ground Two

19. Without prejudice to grounds one and three, there is insufficient evidence of use of the whole or any part of the Nursery School Site for lawful sports and pastimes at any time to amount to evidence of use by a “significant number of” the inhabitants of any locality (or neighbourhood within a locality), or to carry the outward appearance of use as a TVG, or to suggest to a reasonable landowner that a continuous right of enjoyment as a TVG was being asserted.
20. Only ten witnesses (including the Applicant) have submitted evidence as to use of the Land as a whole. For the reasons given above, it must be right

that any suggested use of the Land prior to May 2003 is a reference to the Playing Field Site and not the Nursery School Site.

Ground Three

21. Without prejudice to grounds one and two, the Applicant has failed to show that the activities relied upon have been undertaken for the minimum period of twenty years. The Nursery School Site has only been grassed over since in or around May 2003.

Generally

22. HBC reserves the right to add or to expand upon the above grounds of objection as may be appropriate.

GROUND OF OBJECTION: THE SPENSER GROVE SITE

Generally

23. The Spenser Grove Site is a recently completed (May 2009) carriageway extension whereby HBC has added a parking facility at the top end of Spenser Grove. An overhead plan at Appendix 1 shows the extent and nature of the extension.
24. Any use of the Spenser Grove Site prior to May 2009 for recreational activities (which is not admitted) was by way of permission (and accordingly “not as of right”) which HBC was entitled to revoke at anytime.
25. The Applicant has otherwise failed to establish that the necessary criteria have been met in relation to the Spenser Grove Site. In particular, there is insufficient evidence of use of the whole or any part of the Spenser Grove Site for lawful sports and pastimes at any time to amount to evidence of use by a “significant number of” the inhabitants of any locality (or neighbourhood within a locality), or to carry the outward appearance of use as a TVG, or to suggest to a reasonable landowner that a continuous right of

enjoyment as a TVG was being asserted. Only ten witnesses have submitted evidence as to use of the Land.

26. That the access routes adjacent to the Land should not be registered is consistent with the Application itself.
27. HBC reserves the right to add or to expand upon the above grounds of objection as may be appropriate.

CONCLUSIONS

28. For the reasons set out in this Statement of Objections, it is submitted that the Registration Authority may deal with the matter summarily and without a local inquiry.

29. In the circumstances, it is submitted that:

(i) Upon receipt of a subsequent application by HBC under section 15(8) of the Commons Act 2006 to register the Playing Field School Site, the Registration Authority should dismiss summarily that part of the Application that relates to the Playing Field Site. It is more appropriate that registration be dealt with under section 15(8) of the Commons Act 2006.

(ii) The application in respect of the Nursery School Site and the Spenser Grove Site should be dismissed and the Registration Authority should not register those parts of the Land as a TVG. It is readily apparent from the surrounding circumstances that the Application in respect of the Nursery School Site was only brought in an endeavour to frustrate the proposed development of the Land as a whole for residential development.

30. If, contrary to the above submissions, it is considered that the Application cannot be dismissed outright, the Registration Authority is required to hold a local inquiry so that the claimed exercise of lawful sports and pastimes can be tested.

Signed

(Keith Lucas- Asset & Property Manager)

Dated

Hartlepool Borough Council

Leadbitter Buildings

Stockton Street

Hartlepool

TS24 7NU

**IN THE MATTER OF THE
COMMONS ACT 2006**

**AND IN THE MATTER OF THE
COMMONS (REGISTRATION OF
TOWN OR VILLAGE GREENS)
(INTERIM ARRANGEMENTS)
(ENGLAND) REGULATIONS 2007**

**AND IN THE MATTER OF LAND
TO THE NORTH OF BROWNING
AVENUE, THE EAST OF SPENSER
GROVE AND THE WEST OF
DICKENS GROVE, HARTLEPOOL**

**STATEMENT OF OBJECTIONS
TO THE APPLICATION ON
BEHALF OF HARTLEPOOL
BOROUGH COUNCIL**

Hartlepool Borough Council

Leadbitter Buildings

Stockton Street

Hartlepool

TS24 7NU

MAP

EXHIBIT "A"

SCANNED

22 JAN 2009

THE SPENSER GROVE
SITETHE PLAYING FIELD
SITETHE NURSERY
SCHOOL SITE

SPENSER GROVE

DICKENS GROVE

BROWNING AVENUE

BM 23.07M



ARCHITECTS

26 Enterprise House
Team Valley, Gateshead
Tyne & Wear, NE11 0SA
Telephone 0191 4870842
Facsimile 0191 4870581
behind@hmc-architects.co.uk

Project:
NORTH STAR HOUSING GROUP
HOUSING DEVELOPMENT
BRINKBURN NURSERY SITE,
HARTLEPOOL

Drawing sheet:
SITE LOCATION PLAN

By	Drawn	Scale	Date
MR	1	1:500	1/10/08
Project number	Drawing sheet number	Sheet number	
3700	BRINKBURN L-31	1 of 27	

H/2.008/0040

TITLE NUMBER
CE170960**HARTLEPOOL**

ORDNANCE SURVEY MAP REFERENCE:

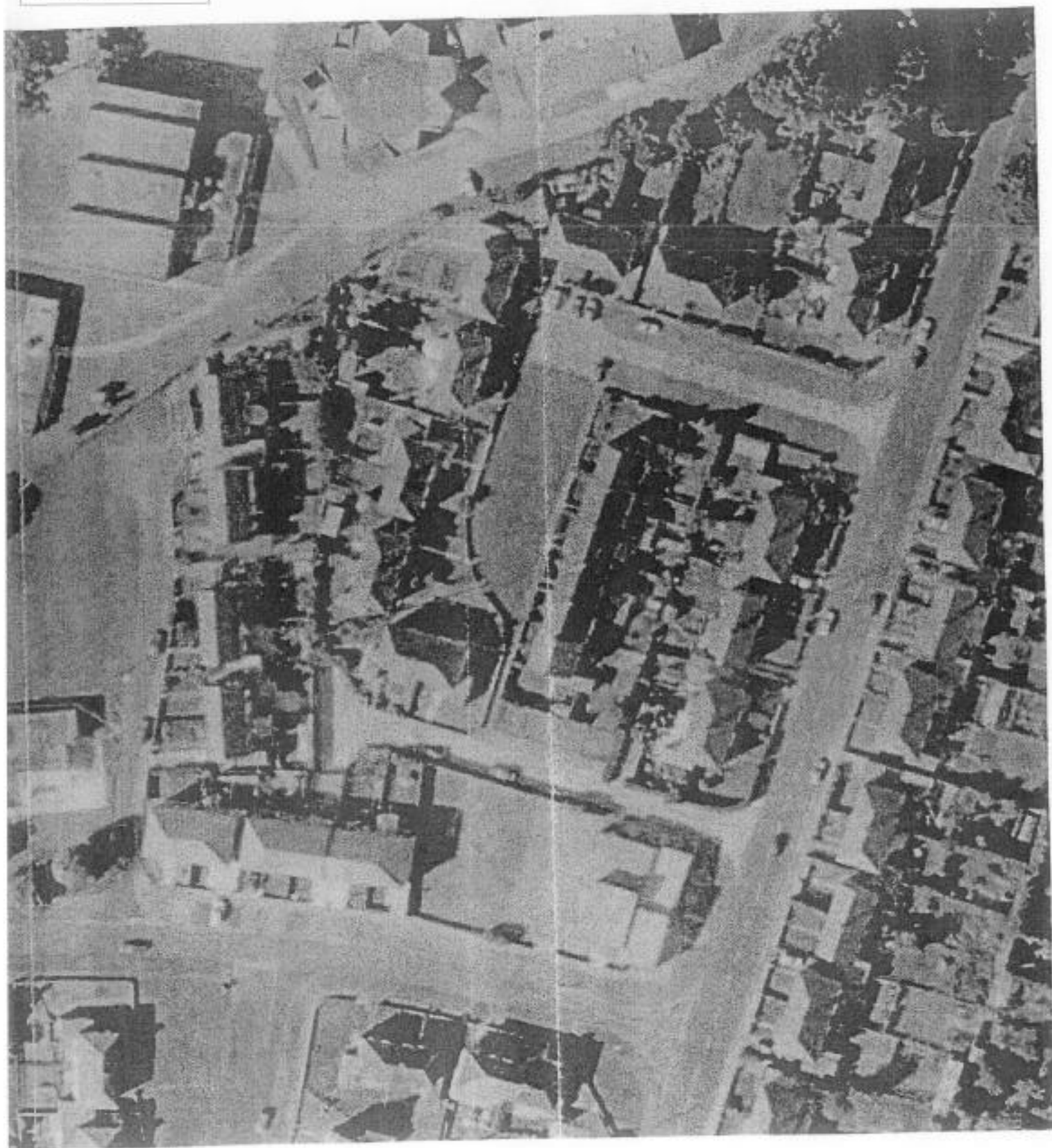
NZ493150

SCALE 1:1250

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Commons Act 2006: Section 15**Application for the registration of land as a Town or Village Green**

Official stamp of registration authority
indicating valid date of receipt:

<p>HARTLEPOOL BOROUGH COUNCIL DEPARTMENT OF ADULT & COMMUNITY SERVICES ADMIN MUNICIPAL BUILDINGS</p> <p>= 1 JUL 2009</p>
--

Application number:

Register unit No(s):

VG number allocated at registration:

<p>VG003</p>

(CRA to complete only if application is successful)

Applicants are advised to read the 'Guidance Notes for the completion of an Application for the Registration of land as a Town or Village Green' and to note the following:

- All applicants should complete questions 1–6 and 10–11.
- Applicants applying for registration under section 15(1) of the 2006 Act should, in addition, complete questions 7–8. Section 15(1) enables any person to apply to register land as a green where the criteria for registration in section 15(2), (3) or (4) apply.
- Applicants applying for voluntary registration under section 15(8) should, in addition, complete question 9.

Note 1

Insert name of
registration
authority.

1. Registration Authority

To the

<p>HARTLEPOOL BOROUGH COUNCIL CIVIC CENTRE VICTORIA ROAD HARTLEPOOL TS24 8AY</p>
--

Note 2

If there is more than one applicant, list all names. Please use a separate sheet if necessary. State the full title of the organisation if a body corporate or unincorporate.

If question 3 is not completed all correspondence and notices will be sent to the first named applicant.

2. Name and address of the applicant

Name: HARTLEPOOL BOROUGH COUNCIL

Full postal address: PROPERTY & PROCUREMENT
LEADBITTER BUILDINGS
STOCKTON STREET
HARTLEPOOL
TS24 7NU Postcode

Telephone number: (incl. national dialling code) 01429 523386

Fax number: (incl. national dialling code)

E-mail address: Fiona.Bullen@hartlepool.gov.uk

3. Name and address of solicitor, if any

Name: RICHARD SMITH

Firm: HARTLEPOOL BOROUGH COUNCIL

Full postal address: MUNICIPAL BUILDINGS
UPPER CHURCH STREET
HARTLEPOOL Post code TS24 7EQ

Telephone number: (incl. national dialling code) 01429 523480

Fax number: (incl. national dialling code)

E-mail address: Richard.Smith@hartlepool.gov.uk

Note 3

This question should be completed if a solicitor is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here.

Note 4

For further advice on the criteria and qualifying dates for registration please see section 4 of the Guidance Notes.

* Section 15(6) enables any period of statutory closure where access to the land is denied to be disregarded in determining the 20 year period.

4. Basis of application for registration and qualifying criteria

If you are the landowner and are seeking voluntarily to register your land please tick this box and move to question 5.

Application made under **section 15(8)**: ☒

If the application is made under **section 15(1)** of the Act, please **tick one** of the following boxes to indicate which particular subsection and qualifying criterion applies to the case.

Section 15(2) applies: ☐

Section 15(3) applies: ☐

Section 15(4) applies: ☐

If **section 15(3) or (4)** applies please indicate the date on which you consider that use as of right ended.

If **section 15(6)*** applies please indicate the period of statutory closure (if any) which needs to be disregarded.

Note 5

The accompanying map must be at a scale of at least 1:2,500 and show the land by distinctive colouring to enable it to be clearly identified.

* Only complete if the land is already registered as common land.

Note 6

It may be possible to indicate the locality of the green by reference to an administrative area, such as a parish or electoral ward, or other area sufficiently defined by name (such as a village or street). If this is not possible a map should be provided on which a locality or neighbourhood is marked clearly.

5. Description and particulars of the area of land in respect of which application for registration is made

Name by which usually known:

THE PLANNING FIELD SITE ADJOINING
SPENSER GROVE, BROWNING AVENUE
& DICKENS GROVE.

Location:

SEE ATTACHED PLAN
REFERENCE E/9/293.

Shown in colour on the map which is marked and attached to the statutory declaration.

Common land register unit number (if relevant) *

6. Locality or neighbourhood within a locality in respect of which the application is made

Please show the locality or neighbourhood within the locality to which the claimed green relates, either by writing the administrative area or geographical area by name below, or by attaching a map on which the area is clearly marked:

SPENSER & DICKENS GROVE ARE
IN THE RIFT HOUSE AREA
OF HARTLEPOOL

Tick here if map attached: ☒ E/9/293

7. Justification for application to register the land as a town or village green**Note 7**

Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.

This information is not needed if a landowner is applying to register the land as a groon under section 15(8).

Note 8

Please use a separate sheet if necessary.

Where relevant include reference to title numbers in the register of title held by the Land Registry.

If no one has been identified in this section you should write "none"

This information is not needed if a landowner is applying to register the land as a green under section 15(8).

8. Name and address of every person whom the applicant believes to be an owner, lessee, tenant or occupier of any part of the land claimed to be a town or village green

Note 9

List all such declarations that accompany the application. If none is required, write "none".

This information is not needed if an application is being made to register the land as a green under section 15(1).

9. Voluntary registration – declarations of consent from 'relevant leaseholder', and of the proprietor of any 'relevant charge' over the land

HARTLEPOOL BOROUGH COUNCIL
CIVIC CENTRE
VICTORIA ROAD
HARTLEPOOL
TS24 8AH
NONE

Note 10

List all supporting documents and maps accompanying the application. If none, write "none"

Please use a separate sheet if necessary.

10. Supporting documentation

NONE

Note 11

If there are any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

11. Any other information relating to the application**Note 12**

The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or unincorporate.

Date:

22/6/09

Signatures:

**REMINDER TO APPLICANT**

You are advised to keep a copy of the application and all associated documentation. Applicants should be aware that signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence. The making of a false statement for the purposes of this application may render the maker liable to prosecution.

Data Protection Act 1998

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

Statutory Declaration In Support

To be made by the applicant, or by one of the applicants, or by his or their solicitor, or, if the applicant is a body corporate or unincorporate, by its solicitor, or by the person who signed the application.

¹ *Insert full name (and address if not given in the application form).*

I. REHARD L SMITH,¹ solemnly and sincerely declare as follows:—

² *Delete and adapt as necessary.*

1.² I am ~~((the person (one of the persons) who (has) (have) signed the foregoing application)) ((the solicitor to (the applicant) (one of the applicants))~~.

³ *Insert name if Applicable*

2. The facts set out in the application form are to the best of my knowledge and belief fully and truly stated and I am not aware of any other fact which should be brought to the attention of the registration authority as likely to affect its decision on this application, nor of any document relating to the matter other than those (if any) mentioned in parts 10 and 11 of the application.

3. The map now produced as part of this declaration is the map referred to in part 5 of the application.

⁴ *Complete only in the case of voluntary registration (strike through if this is not relevant)*

4.⁴ I hereby apply under section 15(8) of the Commons Act 2006 to register as a green the land indicated on the map and that is in my ownership. I have provided the following necessary declarations of consent:

- (i) a declaration of ownership of the land;
- (ii) a declaration that all necessary consents from the relevant leaseholder or proprietor of any relevant charge over the land have

Cont/

⁴ Continued

been received and are exhibited with this declaration; or
(iii) where no such consents are required, a declaration to that effect.

And I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the Statutory Declarations Act 1835.

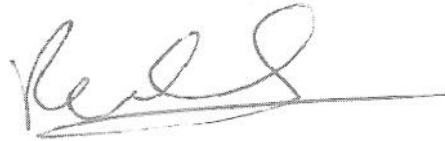
Declared by the said

at

Smith & Graham Solicitors
Church St Hartlepool

this

22nd day of June 2009.



Signature of Declarant

Before me *

Signature:



Address:

**LYNNE ROBINSON
F.INST.L.EX
CHURCH SQUARE
HARTLEPOOL
TS24 7HE**

Qualification:

* The statutory declaration must be made before a justice of the peace, practising solicitor, commissioner for oaths or notary public.

Signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence.

REMINDER TO OFFICER TAKING DECLARATION:

Please initial all alterations and mark any map as an exhibit

1234 THE
HARTLEPOOL
MURCH SQUARE
HARTLEPOOL

This is the exhibit referred to at
paragraph 3 of the Statutory
Declaration of Richard Smith
made before me

Richard Smith

on 22nd June 2009



LOCATION Land at Dickens Grove & Spenser Grove, Hartlepool

AREA - 1,702.07 sq/m

DRAWN BY CT DATE 16/06/09

SCALE 1:1250

DEED PACKET CE170960

OS MAP NZ 4931SE

DRWG NO E/G/293



HARTLEPOOL BOROUGH COUNCIL
NEIGHBOURHOOD SERVICES DEPARTMENT
PROCUREMENT, PROPERTY & PUBLIC PROTECTION

Graham Frankland B.Eng(HONS) C.Eng M.I.C.E
Head of Procurement, Property & Public Protection
Leadbitter Buildings
Stockton Street
Hartlepool
TS24 7NU

TEL: 01429 266522
FAX: 01429 523899

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