

**TOWN & COUNTRY PLANNING ACT 1990:
SECTION 191 (as amended by Section 10 of the Planning & Compensation Act 1991)**

Certificate of Lawful Use or Development - Existing Use or Development

Application Reference Number: PL/2026/02021

Decision Date: 23/07/2026

Applicant: Mr C Peachey
9 High Street, Fairford , Gloucestershire , GL7 4AD

At: Bincknoll Farm Cottages, Royal Wootton Bassett, Swindon, SN4 8QT

Wiltshire Council hereby certify that on 08 April 2026 the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

As there is no clear or unambiguous evidence to the contrary submitted to or readily available to the Council, and as no formal enforcement action has been taken by the Council, it is recommended that on the balance of probabilities, a certificate of lawfulness be issued for the use of no. 1 and no. 2 Bincknoll Farm Cottages for unrestricted residential occupation. The evidence submitted satisfies the criteria set out in the Town and Country Planning Act 1990 (as amended), and the use meets the relevant time limits and planning law requirements.

SCHEDULE 1: Certificate of lawfulness (existing use) for continued residential use of No. 1 and No. 2 Bincknoll Cottages without complying with agricultural occupancy condition on a Register of Plans Deposited dated 24th June 1965

SCHEDULE 2: Bincknoll Farm Cottages, Royal Wootton Bassett, Swindon, SN4 8QT

Signed

Nic Thomas - Director of Planning, Economy and Regeneration

Notes -

- 1. This Certificate is issued solely for the purpose of Section 191 of the Town & Country Planning Act 1990 (as amended).**
- 2. It certifies that the use or development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.**
- 3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.**
- 4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun in any manner relevant to determining such lawfulness.**