

Reference: 06/16/0275/CU

Parish: Burgh Castle
Officer: Mr J Beck
Expiry Date: 21/07/16

Applicant: Mrs J Church-Greiner

Proposal: Use of field north side of Market Road for Sunday car boot sales for 28 days in any calendar year. Field to south to revert back to agricultural use

Site: High Road Crows Farm, Burgh Castle.

REPORT

1. Background / History :-

- 1.1 The site comprises 7.2 hectares of agricultural land currently utilised for a car boot sale for 14 days of the year. The planning statement states that the land is used as a form of diversification for the existing farm.
- 1.2 The application site is a rectangular piece of land south of Crows Farm. The land is adjacent Mill Road on the west side and Market Road to the south. Another piece of land south of Market Road is also utilised for an outdoor market, the applicant has stated this would revert back to sole agricultural use.
- 1.3 An application was refused by delegated powers in 2005 to extend the opening to 28 days a year. There have been previous applications on the site since 1990 as detailed below:

06/94/0902/F – Revised field access – Approved with conditions.

06/98/0953/CU – 7 day ext (Sundays) to period permitted under GPDO for car boot sales inc hard surfacing to egress over private track - Refused.

06/05/0943/CU - Use of land for car boot sales (28 days in any calendar year) – Refused.

2 Consultations :- All received consultation responses are available online or at the Town Hall during opening hours.

2.1 Parish Council – No objections from both Bradwell and Burgh Castle Parish Councils. Burgh Castle Parish Council has recommended that an exit onto High Road is kept open for emergency use only.

2.2 Neighbours – There have been 20 neighbour responses to the application, 10 were in support, 3 raised no objections and 7 objected. A summary is below and examples are attached to this report:

Letters in support:

- Improved access to this field compared to other site
- Leads to improved safety
- Has positive community value and local enjoyment.
- Traffic levels are currently acceptable.
- Is well run

Letters in Objection

- Increased dangers of the road
- Traffic congestion
- Litter
- Noise levels and disturbance to local residents
- Public Rights of Way

2.3 Highways – No objection subject to recommended conditions.

Has not objected in principal, but has raised issues regarding some of the points of access which the applicant has not addressed. The officer states these issues can be dealt with via condition. The officer raises concerns regarding the access from Mill Road which were not deemed suitable for an intensified use; accordingly a condition was recommended restricting access from North Market Road. A condition which ensures a suitable visibility splay is also recommended.

2.4 Broads Authority – No objection subject to a planning condition restricting the days in use and that the development involves no built structures.

2.5 Strategic Planning – No objection.

2.6 Environmental Health – No comments received

3 Local Policy :- Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

POLICY SHP13

Proposals for indoor and outdoor markets and car boot sales will only be permitted where:

- (A) The proposal would not result in any significant adverse effect on its surroundings and where appropriate, on its wider landscape setting;
- (B) There would be no significant adverse impact arising from noise or general disturbance;
- (C) The proposal would not be likely to result in a significant hazard to road safety or significantly impede the free flow of traffic on any highway in the locality;
- (D) Parking would be provided in accordance with the council's parking standards set out at appendix (a) of chapter 3 of the plan; and,
- (E) There would be no loss of leisure/sports or other recreational facilities.

(objective: to protect the environment and ensure highway safety.)

4 Adopted Core Strategy

4.1 Policy CS1 – Focusing on Sustainable Futures

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

4.2 Policy CS11 – Enhancing the Natural Environment

- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

5 National Policy:- National Planning Policy Framework (NPPF)

Paragraph 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

7 Appraisal

- 7.1 The site is located to the east of Burgh Castle on the Boundary with Bradwell. The north east corner is within Bradwell Parish whilst the majority is within Burgh Castle. The land is currently used as agricultural and as an outdoor market. Currently the car boot is undertaken in two separate fields each for 14 days a year. The northern field is the subject of this application and is east of Mill Road and north of Market Road. The south field is south of Market Road. Access to the site can be achieved off both roads, although the northern access is positioned at the junction between Mill Road and High Road.
- 7.2 The surrounding area is generally rural in nature with agricultural holdings and open farm land predominantly to the north, east and south whilst residential properties are positioned to the west. The area itself is largely flat and open with hedges on the boundary.

8 Assessment :-

- 8.1 The application is to extend the outdoor market opening days of the field shown as north on the accompanying plans from 14 days a year to 28 whilst reverting

the field labelled as south back to sole agricultural use. The result will be an intensification of use in one field and a de-intensification at another in terms of the outdoor market function. Both fields are in close proximity to each other. The use of the field as an outdoor market is long established, the planning statement states that it has been operating since 1992.

- 8.2 The site is within an area defined under the Borough Wide Local Plan as landscape important to the setting of the settlement and to the Broad's scene. Both policies have been superseded by the core strategy. Policy CS11 criterion E states landscape should be enhanced and safeguarded. The increased use of the field to 28 days of outdoor market operation over the existing 14 days is not considered to significantly adversely affect the landscape and the position of hedgerows will further shield the development.
- 8.3 Criterion B of policy SHP15 states that the development should not significantly and adversely affect the neighbouring properties. 7 people objected to the development several of which objected on the grounds of noise and disturbance. Some objectors stated the development is further exacerbated by early opening times and the use of the market on Sundays. It will be for the committee to decide whether the additional days opening are significantly adverse to the neighbouring uses, but it should be noted that the outdoor market currently operates at this location.
- 8.4 A temporary condition could be utilised to ascertain the impact upon the neighbouring properties. If after a prescribed time period the impacts are deemed unacceptable the permission could then cease. The opening times given on the application are 06:00 to 15:00 which could be made the subject of a condition.
- 8.5 The proposal should not create a hazard to the adjoining roads; this was the subject of several neighbourhood comments both for and against the development. Highways were contacted and they have not objected to the principal of development but have raised concerns regarding the northern access and have requested a condition that the outdoor market is served by the access from Market Road only subject to a visibility splay. It should also be noted that the applicant proposes the southern field is no longer utilised as an outdoor market. The result would be less traffic movements into this field. It is considered that with highways conditions the access is acceptable. The application has stated that there will be not additional parking spaces.
- 8.6 The outdoor market does provide a community facility and promotes the diversification of an agricultural piece of land. Furthermore the market will add to the rural economy of the area although it should be noted that it is outside a retail centre. Letters of support have been submitted which praised the proposal for a potential beneficial impact upon the community.

- 8.7 An application at this address (06/05/0943/F) has been refused to extend the opening days. The reasons for the refusal were that the proposal will intrude upon the landscape especially as the site is located adjacent to the Broads Authority (on the northern boundary). The refusal was also based on the impact to the local amenity. It should be noted that, subject to condition, the Broads Authority has not objected to this proposal. The impact to neighbouring amenity is unlikely to have changed from this previously refused application but it will be for the committee to decide whether it is deemed significantly adverse.

9 RECOMMENDATION :-

- 9.1 The recommendation is to approve the application subject to the following conditions:
- 9.2 The approval is temporary so the impact of the development on the neighbouring amenities can be assessed. The temporary condition should be over a year and end following the summer of 2017.
- 9.3 In the interests of highway safety the highway conditions should be included.
- 9.4 The conditions suggested by the Broads Authority should be included.
- 9.5 Appropriate opening times should be conditioned.

5

Jill K. Smith

From: Maria Hammond <Maria.Hammond@broads-authority.gov.uk>
Sent: 13 June 2016 11:57
To: plan
Subject: 06/16/0275/CU Use of field nth of Market Rd for Sunday carboot sales for 28/365. Field to sth to revert back to agricultural use. Crows Farm, Church Road, Burgh Castle

Dear Gemma,

Thank you for consulting the Broads Authority on the above planning application.

The boundary of the Broads Authority Executive Area runs along the northern edge of the application site; a hedgerow runs along this boundary.

It is not considered the proposed use of the field for car boot sales on 28 days a year would have any significant adverse impact on the Broads area, providing it is limited to 28 days a year by condition and that there is no built development to facilitate it. A more regular or intensive use has the potential to adversely affect the tranquillity of the Broads. Should any built development or increase in the number of days later be proposed, the Broads Authority should be consulted.

Subject to the above, the Authority does not wish to raise an objection to the proposal.

I would be grateful to receive a copy of the decision notice in due course.

Regards,

Maria Hammond
Planning Officer
01603 756068

Broads Authority, Yare House, 62-64 Thorpe Road. Norwich NR1 1RY
01603 610734
www.broads-authority.gov.uk



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Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

Your Ref: 06/16/0275/CU
Date: 9 June 2016

My Ref: 9/6/16/0275
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Burgh Castle: Use of field north side of Market Road for Sunday car boot sales for 28 days in any calendar year. Field to south to revert back to agricultural use
High Road Crows Farm Burgh Castle GREAT YARMOUTH NR31 9QN**

Thank you for your recent consultation with respect to the above, which has been subject to pre-application advice from the Highway Authority.

Whilst I have no objection in principle to the proposals, there are issues in relation to points of access and visibility that have not been satisfactorily addressed in the limited information provided in support of this application.

In terms of the points of access, in my pre-application advice, I advised the applicant's then consultant that:-

"... whilst the access onto Market Road is acceptable subject to possibly some trimming of boundary hedges to ensure visibility, the use of the access to the north western corner would not be acceptable in highway terms, and I would recommend a condition be attached to any grant of permission accordingly.

The reason for not permitting the use of the access on the north western, is as I sure you can appreciate due to the access onto Mill Road/High Road. The access is on a tight bend with restricted visibility, especially if turning off Mill Road. Accordingly any proposals to intensify the use this access is likely to give rise to conditions detrimental to highway safety. However, given the size of access off Market Road I cannot foresee the need to use this access."

Continued/...

The agent advised that the access off Mill Road/High Road would only be used in exceptional circumstances (undefined), but unfortunately there is nothing to acknowledge this or expand on what are deemed as exceptional circumstances. Indeed the application suggests that both access are to be used. Reference is made by the applicant to vehicles queuing to leave the site and in highway terms I have no issue with this as it does not impact on the public highway network, but to use an access via a junction with restricted visibility does for the reasons stated in my pre-application advice. However if acceptable to your Authority I am prepared to deal with this by condition.

In terms of the access onto Market Road, this is an existing wide and surfaced access and in I have no objection to this being used as the sole point of access and egress, however, the applicant has not demonstrated what visibility is achievable. It does appear, however, that applicant owns the land and boundary hedges with which to improve and maintain visibility, which given the proposed increase in vehicle movements from the site is in the interests of highway safety. Again I am prepared to deal with this by condition.

Accordingly, in highway terms only I have no objection to the proposals subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make.

SHC 15 Means of access to and egress from the development hereby permitted shall be derived from and to C603 Market Road only.

Reason: In the interests of highway safety and traffic movement.

SHC 21 Prior to the commencement of the use hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's southern roadside (Market Road) frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1.0 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

Inf 10 In relation to Condition SHC 15, the secondary access point of Mill Road Road may be utilised in the event of access/egress being required by emergency services only, or when instructed to do so by the Police. At all other times the access shall not be utilised in conjunction with the development hereby permitted.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

S

Christopher H. M. Dowsett
[REDACTED]
[REDACTED]

The Grange,
High Road,
Burgh Castle,
Great Yarmouth,
NR31 9QL.

Great Yarmouth Borough Council,
Development Control,
Town Hall,
Hall Plain,
Great Yarmouth, NR30 2QF.



2nd June 2016.

Dear Sir or Madam,

Ref: 06/16/0275/CU

Increase in Car Boot events on field in front of Crows Farm, Burgh Castle.

I understand that an application has been made to increase the number of car boot events from 14 to 28 on the field to the north of Market Road at Crows Farm.

The existing flow of exiting cars onto this dangerous bend in the road is bad enough; to double the number of car boot events will make matters worse. Please note that the planning department have made it known that further housing development with the occupants exiting on this bend would not be allowed.

The use of this field for Circuses, Fairs and other recreational activities has in the past created noise, dust and general disturbance to nearby dwellings. Any increase in activity will turn this field into a full time leisure facility. The adjacent neighbours to this site have accepted 14 car boot events each year and no more. Nearby property values are bound to be affected.

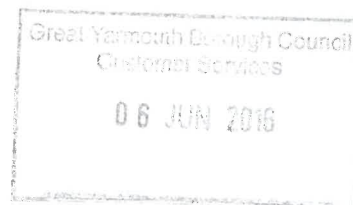
Sunday morning horse riding on High Road, Mill Road and Market Road is now a hazardous activity ever since car boot events came to Burgh Castle and surrounding areas; any additional activity would increase the danger to riders and their horses.

Fourteen events on that particular field was acceptable, any increase is a change of use affecting the village and immediate neighbours. It would also further infringe the rights of horse riders to use the public highway in relative safety

Yours sincerely,

[REDACTED SIGNATURE]

Christopher H. M. Dowsett.



S

Application Ref	06/16/0275/CU
Proposal	Use field north of Market Rd Sunday car boot sales for 28/365. Field to sth to revert back to agricultural use 28 DAYS IN ANY CALENDAR YEAR
Location	High Road Crows Farm

Case Officer	Miss G Manthorpe	Policy Officer	Mr N Fountain
Date Received	23.05.2016	Date Completed	25.05.2016

Strategic Planning Comments

The proposal seeks intensification for the use of the field for car boot sales by increasing the number of days a year that the field is used for car boot sales events. Policy SHP13 of the remaining Borough-Wide Local Plan (2001) permits proposals for car boot sales provided that the proposal meets the relevant criteria.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision.

GREAT YARMOUTH BOROUGH COUNCIL

19
17 MAY 2016

To: PARISH COUNCIL
From: Group Manager (Planning)
Date: 17th May 2016

PARISH: Burgh Castle 10 (Part of the site is in Brodwell)
APPLICATION: 06/16/0275/CU
PROPOSAL: Use of field north side of Market Road for Sunday car boot sales for 28 days in any calendar year. Field to south to revert back to agricultural use
LOCATION: High Road Crows Farm Burgh Castle GREAT YARMOUTH NR31 9QN
AGENT: Middleton & George Limited
Fastolff House 30 Regent Street GREAT YARMOUTH NR30 1RR
APPLICANT Mrs J Church-Greiner
Farmhouse Crows Farm High Road Burgh Castle GREAT YARMOUTH NR31 9QN
CASE OFFICER: Miss G Manthorpe

I attach for your attention a copy of the application form and plans in respect of the above proposal. This is a Potential Delegated application.

Please let me have any comments you wish to make by 7th June 2016

Comments:

No objections to plans as submitted.

Jeremy Caborn
Parish Clerk
26.5.16



Internet Consultees

Application Reference 06/16/0275/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David Parker

Address Avoca

Mill Road

Burgh Castle

Great Yarmouth

Post Code NR31 9QW

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

Having just recently purchased this property with a view to having some peace and quiet I fear that having 28 early morning Sunday car boot sales right outside my front door is not what I was hoping for. Whilst I knew prior to buying that both fields were used so only 14 boot sales would be located directly in front of my property I was prepared to accept that and don't want to spoil anyones enjoyment, however I feel that doubling the quantity to 28 in the same field is unacceptable, there is also to fact that the north west corner entrance and exit filters out onto a bend causing traffic to back up and is an accident waiting to happen. I would also have concerns regarding the amount of litter left behind, we have already seen it being blown around our entrance. I would not want to stop the car boot sales

Date Entered 23-05-2016

Internet Reference 0WPC774

Internet Consultees

Application Reference 06/16/0275/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David Parker

Address Avoca

Mill Road

Burgh Castle

Great Yarmouth

Post Code NR31 9QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

that both fields were used so only 14 boot sales would be located directly in front of my property I was prepared to accept that and don't want to spoil anyones enjoyment, however I feel that doubling the quantity to 26 in the same field is unacceptable, there is also to fact that the north west corner entrance and exit filters out onto a bend causing traffic to back up and is an accident waiting to happen. I would also have concerns regarding the amount of litter left behind, we have already seen it being blown around our entrance. I would not want to stop the car boot sales happening however we feel that having 14 on each field would be a more sensible approach and would give the residents at least a few summer Sunday mornings where they were not woken at 5.30 am by the people setting up

Date Entered 23-05-2016

Internet Reference QWPC774

Internet Consultees

Application Reference 06/16/0275/CU

Attachments

Copy to existing Consultee? ☐

Invalid Consultee Comment? ☐

Name Suzi Ellie Russell

Address Cuckoo Green Farm

Lound

Post Code NR32 5NF

Telephone 01753 55721

Email Address suzilliamrussell@gmail.com

For or Against SUP Support

Speak at Committee ☐

I strongly support the suggestion of hosting the 28 days on the one field. The field suggested has better access, and is better land underfoot. As a regular carbooter this field generally creates a better crowd as the access is safer and easier, there is less congestion on surrounding rounds making it far safer for the general public. Julies Carboot has been a family tradition for many people for years, it would be a shame if it was no longer sustainable due to congestion on the roads causing a problem.
With the other field wishing to be turned back into agricultural use, I strongly support this as you are aware we are losing arable land fast in our surrounding countryside. It will be lovely to see a field remain a field and not a housing

Date Entered 03-06-2016

Internet Reference OWPC792

Internet Consultees

Application Reference 06/16/0275/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Suzi Ellie Russell

Address Cuckoo Green Farm

Lound

Post Code NR32 5NF

Telephone 0176056672

Email Address suziellierussell@gmail.com

For or Against SUP Support

Speak at Committee

been a family tradition for many people for years, it would be a shame if it was no longer sustainable due to congestion on the roads causing a problem. With the other field wishing to be turned back into agricultural use, I strongly support this as you are aware we are losing arable land fast in our surrounding countryside. It will be lovely to see a field remain a field and not a housing estate!

Thank you for your time.
S. Russell

Date Entered 03-06-2016

Internet Reference OWPC792

Internet Consultees

Application Reference 06/16/0275/CL

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Eric Phillips

Address Cuckoo Green Farm

Lound

Lowestoft

Suffolk

Post Code NR32 5NF

Telephone

Email Address eric.phillips3@tesco.net

For or Against SUP Support

Speak at Committee

I've used Julie's car boot for many years, as both buyer and seller, and have always preferred when this field is used because it makes access just so much easier, in and out. At the other site, we usually have to queue to enter and leave since there's only the one entrance and exit for that field.

Plus it's less confusing for when she has to call one off due to bad weather (not having one at either site) and I think that she has moved it to the other field, which I have done a couple of times, I must admit.

I've really enjoyed using this particular car boot (especially since the one at Kessingland started charging an entrance fee) and wholeheartedly think that this proposal is a great idea. Thank you for your time.

Date Entered 22-06-2016

Internet Reference OWPC839

David Cole,
Shrublands,
Mill Road, Burgh Castle, NR319QW.
June 15, 2016



Gt Yarmouth development control,
Town Hall,
Great Yarmouth
Norfolk,
NR302QF.

Ref: 06/16/0275/cu.

Dear Sir/Madam,

As a resident of Mill road Burgh Castle for many years it has been a relief when the Sunday market/car boot sale moves from the North side field to the South side field as the roads and village return to normal, the traffic that leaves the north side field via the mill road exit on a dangerous bend is constant.

The Sunday market/car boot sale is tolerated by neighbours because it is permitted development, and the reason that Sunday markets/car boot sales only get 14 days is because they are known to be a nuisance with noise and traffic. The relocation is for the applicants benefit and brings only disadvantage to those who live closest to the field, the applicant now wants to use the North side field all the time concentrating the noise, traffic and activity on one site.

The hours that have been requested are from 6am to 3pm on Sundays and Bank holiday Mondays, if this was a construction site the hours of operation would be limited on weekdays and no working on Sundays, I would consider it not unreasonable to request that there is no entrance to the site by anybody before 8am there is no need for anybody to set up before then.

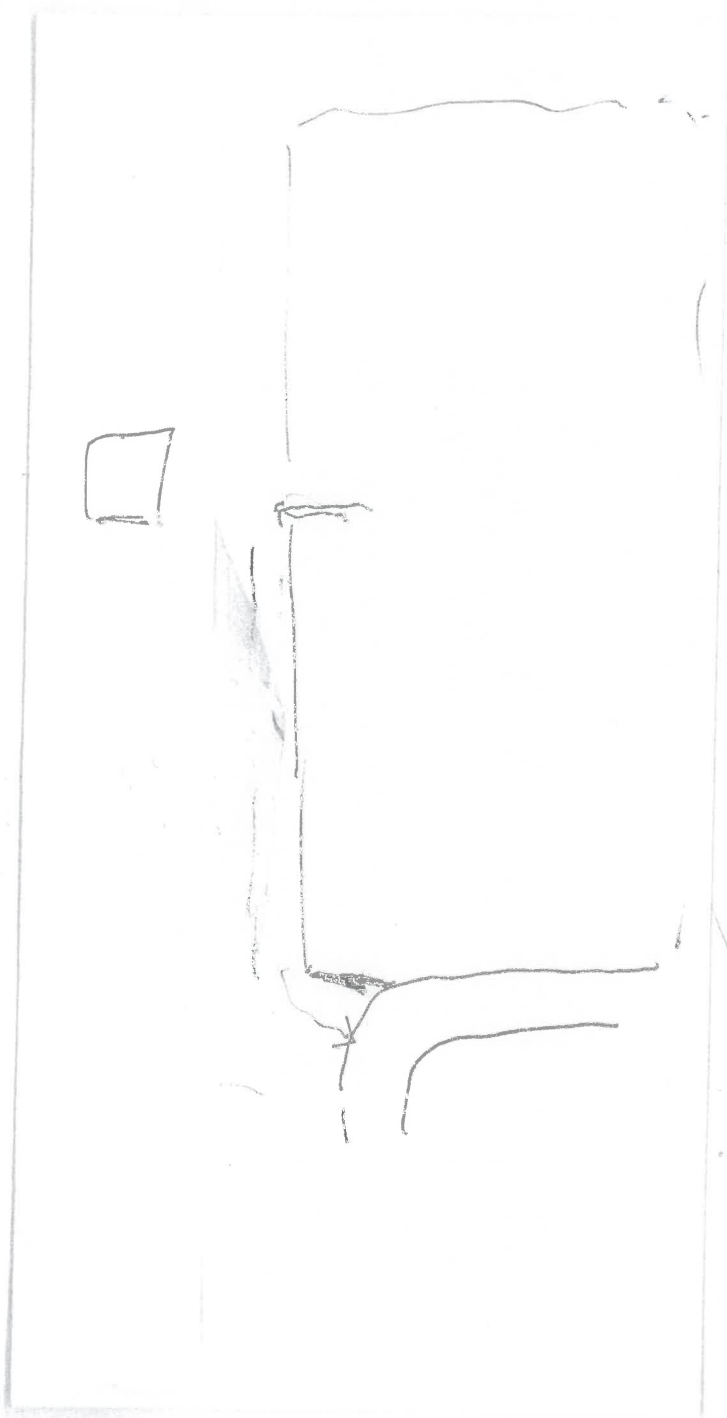
It would appear that some of the letters of support for the planning application do not come from within the village of Burgh Castle, I find it difficult to believe that these people know what inconvenience it causes local residents.

In 2016 the Circus set up on the South side field, as the applicant wishes to return this field to agricultural use does this mean that the Circus would also set up on the North side field and create more noise and traffic.

Yours faithfully,

A dark, handwritten signature, likely of David Cole, written in ink.

David Cole.



S

Jill K. Smith

From: BRENDA HOSKINS <bhoskins@btinternet.com>
Sent: 14 June 2016 11:32
To: plan
Subject: Burgh Castle

Good morning

Please find the following comments:

06/16/0275/CU High Road, Crows Farm

There were no objections but suggested that the exit on the corner of High Road be kept for emergency use only.

06/16/0086/F 39 Butt Lane

There were no objections as a precedent is already in place at number 41.

06/16/0321/F Briarcroft, Porters Loke

There were no objections, however as before the concerns are:

Proximity to the pumping station

Potential flooding

Kind Regards

Brenda Hoskins

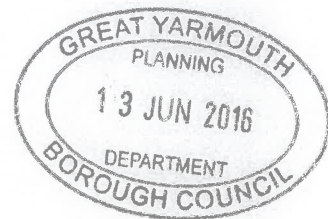
Clerk

S

Crows Farm Bungalow
High Road
Burgh Castle
Great Yarmouth
Norfolk
NR31 9QN

10th June 2016

Great Yarmouth Borough Council
Planning Department
Town Hall
Great Yarmouth
Norfolk
NR30 2QF



Dear sir or madam,

Reference: Planning Application – 06/16/0275/CU.

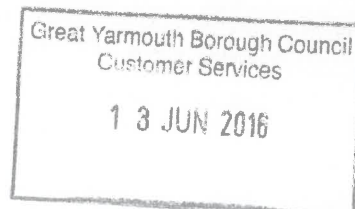
We live no more than 20 metres from the area on the car boot sale where the stalls are situated. (field on the North side of Market Road) When we moved here 2 years ago we were a little apprehensive because we thought the noise and traffic might have an effect on us. However, we are now into our second season and we have found that we don't even know if the car boot sale is on until we get up and look out of the window. Surprisingly there is no noise whatsoever. And as far as the traffic is concerned there is no more than the normal rush hour 7am to 9am on a weekday.

We wholeheartedly support the car boot sale being on the north side of Market Road for 28 Sundays.

Yours sincerely,

Mr & Mrs B Stobbard.

A redacted signature and address. The signature appears to be 'B Stobbard' and the address is 'A Stobbard'.



06/16/0275/CU

