

TYDD ST GILES PARISH COUNCIL

Parrock View, 358 High Road, Newton-in-the-Isle, PE13 5HS

Tel 01945 870083 ~ Mobile 07932 191050 ~ Email clerk@tyddstgilesparishcouncil.org.uk

Clerk D Gibbs

5th September 2026

To all Members of the Public and Press

You are invited to attend a meeting of Tydd St Giles Parish Council, which will be held in the Community Centre on **Thursday 10th September 2026 at 7.30pm**, for the purpose of transacting the following business.

Members of the public and press are invited to attend this meeting. A period not exceeding 15 minutes is made available at the beginning of the meeting, where residents so require, to enable a Public Forum to take place.

Yours sincerely

D Gibbs

Clerk/Proper Officer

A G E N D A

All members are reminded that they need to declare any personal or prejudicial interest and reason before an item discussed at this meeting, under the Model Code of Conduct Order 2001 No 3576.

046/26 Apologies for Absence

To receive and consider apologies for absence on behalf of those members not present.

047/26 Chairman's Announcements

To receive such announcements as the Chairman may wish to make to the Council.

048/26 Public Forum

To receive representations from members of the public regarding issues pertinent to the Council.

049/26 Urgent Items

The Chairman to report upon additional items for consideration which the Chairman deems urgent by virtue of the special circumstances now specified.

050/26 Confirmation of Minutes

- a) To consider and confirm the minutes of the Parish Council meeting held on Thursday 9th July.*
- b) To consider and confirm the minutes of the Planning Committee meeting held on Friday 31st July.*

051/26 Matters Arising

To receive updates on the following items:

- a) Bus service - minute 031/26(a)*
- b) Former Village School - minute 031/26(c)*
- c) Overgrown wasteland between Newgate Road and Field Avenue - minute 031/26(d)*

052/26 Police Matters

To receive a report on policing matters in the area since the last meeting.

053/26 Cambridgeshire County Councillor Report

To receive a report from Cllr Chris Tirrell.

054/26 Fenland District Councillor Report

To receive reports from Cllrs Brenda Barber, Samantha Clark and Chris Seaton.

055/26 Clerk's Report

To receive a report on meetings attended and correspondence received.

056/26 Reports from Members

To receive updates on the following matters from the Clerk and members of the Council:

- a) Cllr Allen - Communications, Foul Anchor and Four Gotes*
- b) Cllr Carter - Community Centre and play equipment*
- c) Cllr Sharpe - Highways*
- d) Cllr Malin - Armed forces and flooding*
- e) Cllr Clifton - Public rights of way, churchyard and trees*
- f) Street lights and parish assets*

057/26 Member and Parishioner Issues

To discuss matters brought to the attention of the Council by Members or Parishioners.

058/26 Play Equipment

To receive an update on funding from the Government's Pride in Place Impact Fund for the installation of the fence around the under 5s play area and other play equipment.

059/26 Community Centre

To receive an update from the Clerk on the application to the National Lottery Awards for All programme for funds to repair and recoat the roof of the Community Centre.

060/26 Highways

- a) To receive an update from the Clerk on highway matters.*
- b) To receive an update from Cllr Brown on the Community Speed Watch.*

061/26 Planning

To consider the following request for information:

F/YR26/0588/CERTLU - Certificate of lawfulness (Existing): Use of a building for residential occupation - The Keepers, Church Lane, Tydd St Giles.

062/26 Street Lights

To consider options for the replacement of street lights considered beyond repair and to resolve accordingly.

063/26 Finance

- a) To receive an updated financial statement for the period to the end of August.*
- b) To note the 2026/27 Local Government pay settlement.*
- c) To ratify the following direct debit payments issued since the last meeting:*

HMRC (tax and national insurance)	£	202.41
NEST (pension contributions)	£	312.06
North Level District Internal Drainage Board (drainage rates)	£	666.22

d) *To approve the following payments:*

D Gibbs (salary August and September)	£ 1,713.68
Fenland District Council (street light recharge).....	£ 3,887.79
Nurture Landscapes Ltd (grass cutting).....	£ 1,151.78
Newton Village Hall (hall hire)	£ 10.00

064/26 Date of Next Meeting

To confirm the date and time of the next meeting of the Council:

Thursday 12th November at 7.30pm is suggested.

TYDD ST GILES PARISH COUNCIL

Minutes of a Meeting of Tydd St Giles Parish Council held in the Community Centre on Thursday 9th July 2026

Present - Cllr T Brown (Chairman), Cllr B Allen, Cllr M Carter, Cllr E Sharpe, Cllr C Tirrell (CCC), Cllr S Clark (FDC), D Gibbs (Clerk), 4 members of the public

025/26 Apologies for Absence

Cllr G Clifton, Cllr K Malin, Cllr B Barber (FDC), Cllr C Seaton (FDC)

026/26 Chairman's Announcements

None.

027/26 Public Forum

A resident expressed concern about dog fouling in Cats Lane. He has been advised that no enforcement action is possible as the national speed limit applies and owners are not required to pick up in such locations. It was also noted that there is widespread ragwort in the field through which the public footpath connects Kirkgate and Tretton Bridge.

A resident advised the Council that the District Council appears reluctant to take any enforcement action regarding the loss of trees on a property in Cats Lane that may have been subject to protection orders. The Chairman noted that the District Council's use of its enforcement powers has been inconsistent on several issues raised by the Council.

028/26 Urgent Items

None.

029/26 Membership of the Council

The Chairman reminded Members that a vacancy had arisen following the resignation of Cllr Connell. No petition was submitted for a public election, so the Council must fill the vacancy by co-option.

The Chairman confirmed that only one expression of interest had been received in response to the advertisement of the vacancy. Charlotte Day was duly co-opted and signed her declaration of acceptance, witnessed by the Clerk.

030/26 Confirmation of Minutes

RESOLVED - that the minutes of the Annual Parish Council Meeting held on Thursday 14th May be agreed and signed as a true and accurate record.

031/26 Matters Arising

- a) Bus service - The Chairman noted that the Combined Authority is consulting on changes to various bus services, but the Stagecoach route 50 is unaffected. Cllr Day advised Members that the school bus service to Spalding is being withdrawn.
- b) Bird deflectors on overhead power lines - No progress.
- c) Former Village School - The District Council has issued a holding response acknowledging receipt of the Council's call for action.
- d) Overgrown wasteland between Newgate Road and Field Avenue - Clarion Housing Group has confirmed that they have instructed a resident to remove an accumulation of

rubbish and their surveyors are looking at the condition of the garages and other structures on the site with a view to removing them. The vegetation will then be cleared.

- e) Creation of a wildlife area - The Chairman reported that the Council has received further information from the landowner and it is his intention to create the wildlife area, which will feature in a planning application for part of the site.

032/26 Police Matters

The Clerk reported that he has still not met PC Ben Taylor, the dedicated neighbourhood officer for Tydd St Giles.

033/26 Cambridgeshire County Councillor Report

The Chairman welcomed Cllr Tirrell as the new County Councillor for Tydd St Giles. Having just been elected, he had nothing to report, but promised to work on behalf of the Council and residents.

034/26 Fenland District Councillor Reports

Cllr Clark reported that the Government's decision on the local government reorganisation proposals is due imminently.

035/26 Clerk's Report

The Clerk reported on correspondence received, including traffic orders for a closure of Church Lane from 3-5 August. The new food waste recycling scheme will start on 7th September and the bins and bags will be delivered to every household by the middle of August. Following a successful prosecution, Cambridgeshire Police has secured a 10-year criminal behaviour order against two hare coursers for offences in Fenland.

Kirkgate from 14-18 May, Grangehill Road from 1 to 14 June, and Cross Drove and Hassock Hill Drove from 22 to 28 June. The County Council has launched its Close Pass campaign highlighting Highway Code rule 163, and details of the heating oil support scheme have now been published. Cambridgeshire ACRE has a talk on Cancer Awareness and Early Diagnosis.

036/26 Reports from Members

- a) Cllr Allen - Communications, Foul Anchor and Four Gotes - Cllr Allen noted that the ongoing project at Foul Anchor will need further attention during the summer months. In Cllr Barber's absence, he reminded everyone of the next Litter Pick.
- b) Cllr Carter - Community Centre and Play Equipment - Cllr Carter reported that the Community Centre has changed brewery and received all new equipment at no cost, but needs a temperature-controlled cellar to get the maximum benefit. The new supplier offers a wider choice of beers. Cambridgeshire ACRE attended the recent Coffee Morning and brought a supply of slow cookers for distribution free of charge to residents. A further supply has been ordered and will be collected when available.
- c) Cllr Sharpe - Highways - Cllr Sharpe reported that he has driven around the Parish looking at the condition of the roads. Some potholes were marked for repair, but others were not and he has reported them. Some have subsequently been repaired, but there are many more. He questioned the decision making process for road repairs and the viability of investing in roads serving a very small number of properties or with minimal traffic flow.
- d) Cllr Malin - Armed forces and flooding - In Cllr Malin's absence, there was no report.
- e) Cllr Clifton - Public rights of way, churchyard, trees - In Cllr Clifton's absence, there was no report.

- f) Street lights and parish assets - Cllr Day agreed to take on this portfolio and will report to future meetings.

037/26 Member and Parishioner Issues

None.

038/26 Play Equipment

The Clerk is awaiting confirmation from the District Council regarding the process for purchasing and installing the play equipment and fence. It is unclear whether the funds will be distributed to the parish councils or whether the process will be administered centrally by the District Council.

039/26 Community Centre

National Lottery Awards for All application to repair and recoat the roof - The Clerk advised Members that he is still working to identify suitable contractors.

040/26 Annual Parish Meeting

Members agreed that the meeting went well, but was not well attended by residents. In view of this, it was agreed that next year's meeting will take place on the same evening as the March meeting of the Parish Council.

041/26 Highways

- a) The Clerk advised Members that the proposed surface dressing of Hockland Road was not completed as the road was in use as a diversion route for a closure elsewhere. Slurry sealing of several pavements is due to take place this year, but no dates have been proposed.
- b) Community Speed Watch - not discussed.

042/26 Planning

- a) Members considered the following application:-

F/YR26/0503/F - Change of use of existing building to office/café use (Class E g(i) & b) including alterations to fenestration and installation of an external extract duct - The Chapel, Hockland Road, Tydd St Giles.

Members agreed that this was a good use of a redundant building in the heart of the village to provide a flexible workspace and social amenity for residents. They resolved unanimously to support the application.

- b) Members noted the following application:-

F/YR26/0461/CERTP - Certificate of Lawful Use (Proposed): Erect a modular classroom involving the demolition of existing classroom - Kinderley Community Primary School, Church Lane, Tydd St Giles.

- c) Members noted the following appeal:-

F/YR24/0457/F - Installation of 49.9MW ground mounted solar photovoltaic panels with associated battery storage, substation and ancillary plant and infrastructure, and erection of security fencing and pole mounted CCTV cameras - Land at Treading Field, Treading Drain, Tydd St Giles.

043/26 Street Lights

The Chairman reported that he had spoken to the District Council officer responsible for the lighting contract and subsequently received documentation regarding the condition of the

Council's lights. There are nine lights that are deemed to be at the end of their working life and the total cost for replacement is in the region of £10,000, including traffic management for two lights in Foul Anchor. The Chairman, Clerk and Cllr Day will arrange a meeting with the relevant officer to discuss this in more detail. Cllr Carter enquired about the light in High Broadgate that was cut down without warning by the contractor. The Chairman stated his intention to ensure that this would not be allowed to happen again. Members agreed that the unauthorised removal of lights results in additional expenditure and is unacceptable. The Chairman noted that a number of councils have opted out of the District Council contract and make their own arrangements for lighting maintenance.

044/26 Finance

a) The Clerk presented the financial statement as at the end of June showing income of £16,856.96, expenditure of £5,990.03, resulting in a surplus of £10,866.93 and funds held of £60,157.64.

b) Members noted the following sums received since the last meeting:-

Fenland District Council (recycling credits).....	£	34.58
J Parker (allotment rent).....	£	50.00
Brigstock & Wren's Charity (precept).....	£	300.00
Barclays Bank (interest).....	£	91.38
Fenland District Council (concurrent functions grant)	£	2,791.00

c) Members ratified the following payments issued since the last meeting:-

Land Registry (title deeds).....	£	21.00
Tesco (refreshments).....	£	9.75
NEST (pension contributions)	£	312.06
Information Commissioner (registration fee)	£	47.00

d) Members approved the following payments:-

D Gibbs (salary June and July)	£	1,594.96
Tydd St Giles CC&RG (hall hire)	£	96.00
Nurture Landscapes Ltd (grass cutting)	£	1,727.78
B Hubbard (site levelling).....	£	182.00

e) Members noted the 5.8% price increase from Nurture Group on the grass cutting contract from 1st May.

045/26 Date of Next Meeting

The next meeting of the Parish Council will take place on Thursday 10th September at 7.30pm in the Community Centre.

The meeting closed at 8.20pm

TYDD ST GILES PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Tydd St Giles Parish Council held in Newton Village Hall on Friday 31st July 2026

Present - Cllr T Brown (Chairman), Cllr M Carter, Cllr C Day, Cllr E Sharpe, D Gibbs (Clerk), 2 members of the public

001/26 Apologies for Absence

Cllr K Malin

002/26 Planning Application

Members considered the following application:-

- a) F/YR26/0539/VOC - Variation of condition 14 (list of approved drawings) relating to planning permission F/YR17/0886/F (Erection of a 3-storey 5/6 bed dwelling with attached double garage with gym/annexe over and formation of a new vehicular access) - changes to landscaping - Land north of Hollingworth House, Hockland Road, fronting Cats Lane, Tydd St Giles

The Chairman outlined the planning history of the site and highlighted a previous variation of condition application that was refused. He also put on record the fact that he lives opposite the site.

A resident voiced concerns regarding the accuracy of the plans submitted and some of the wording of the supporting documentation. He questioned the lack of enforcement action regarding trees that were subject to tree preservation orders.

Members determined that the current proposal is similar in scale and layout to the proposal refused previously under reference F/YR22/1005/VOC and bears little resemblance to the original planting scheme agreed under reference F/YR17/0886/F. They also noted that the Parish Council had submitted objections to the previous application on two occasions in September and November 2022.

Members resolved to object to the current proposal in favour of a return to the original planting scheme from F/YR17/0886/F which better reflects the former appearance of the site and the diversity of the arboreal landscape in this part of Tydd St Giles.

003/26 Update on Recent Planning Applications

F/YR25/0495/F at Poplar Tree Farm, Cross Drove is pending

F/YR25/0883/F and F/YR25/0884/LB at Park House, Park Road was granted

F/YR25/0887/VOC south of Tydd Gote Inn was granted

F/YR25/0894/F at Park House, Park Road was granted

F/YR25/0902/VOC at Pretoria House, Church Lane was granted

F/YR25/0941/TPO at Beechwood Farm, Grangehill Road was granted

F/YR25/0947/PIP at Church Lane and Newgate Road is pending

F/YR26/0110/F at 5/6 Bedford Row, Foul Anchor was granted

F/YR26/0149/F north of telephone exchange, Tydd Gote was granted

F/YR26/0303/F at Westlands, Cross Drove was granted

F/YR26/0376/F at Crane House, Cross Drove was granted

F/YR26/0503/F at the former Methodist Chapel is pending

004/26 Other Planning Matters

The Clerk advised Members that the application for 5 gypsy traveller's plots adjacent to the parish boundary is due to be considered by the District Council Planning Committee imminently.

The meeting closed at 7.55pm.

DRAFT

Agenda Item No.	055/26	TYDD ST GILES PARISH COUNCIL
Meeting Date	10 September 2026	
Report Title	Clerk’s Report	

1. Purpose of Report

To report on meetings attended and correspondence received.

2. Key Issues

Meetings attended

FDC re streetlights - 28 August

Correspondence received

Cambridgeshire County Council

Roadworks and events bulletins

Cambridgeshire Matters newsletter

Local Government Reorganisation announcement delay

Flood and water newsletter

Rights of way improvement plan

Fenland District Council

The Fenlander newsletter

Food waste recycling launch

Chairman's Charity Coffee Morning - 17 September

National Association of Local Councils - Chief Executive's bulletin, events

Cambridgeshire and Peterborough Combined Authority - Members' newsletter, bus pass renewal campaign, Mayor's Question Time - 17 September

Cambridgeshire ACRE - Staying in Touch newsletter, "Recognising fuel poverty and supporting residents" event - 16 September, impact report, parish and town council survey, AGM invitation - 7 October

National Grid - Grimsby to Walpole updates - Managing construction traffic and Screening and planting

National Allotment Society - Allotment survey

Green Energy Switch - LEAP Appliance Scheme slow cookers available

Queen Elizabeth Hospital - Modernising our hospital newsletter

3. Recommendations

Members note the report.

Report Author	Dave Gibbs
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Supporting Statement

Certificate of Lawfulness for dwelling and residential land.

The Keepers
Church Lane
Tydd St Giles
Cambs
PE13 5LG

For H Jacques

CONTENTS

- 1. DESCRIPTION OF DEVELOPMENT**
- 2. SUPPORTING STATEMENT**
- 3. CONCLUSION**

Version: **First Issue**

Date: July 2026

Job No: 7369

1. DESCRIPTION OF DEVELOPMENT

1.1 Certificate of Lawfulness for retention of dwelling and land for residential use.

2. SUPPORTING STATEMENT

Background

- 2.1 During validation for an application to extend the existing garage, the Council are under the impression the existing dwelling and existing garage have been constructed to an incorrect location and not as allowed under the original planning permission. Subsequently, the Council has requested an application to retain the existing dwelling and garage location along with identifying the residential garden.
- 2.2 The following supporting statement and application are pursuant a Certificate of Lawfulness (Existing use) for continued retention of the existing dwelling, garage, and use of land for residential use.
- 2.3 The legal framework for a Certificate of Lawfulness is provided within Section 191 of The Town And Country Planning Act 1990 (as amended) as the use/operation is existing. Section 171B (1) of the 1990 Act provides time limits in relation to Section 191. Of the time limits, specifically to England, 10 years is required 'beginning with the date on which the operations were substantially completed'. Therefore, evidence accompanying this application must date prior to January 2016.
- 2.4 As held in *Secretary of State for the Environment v Holding and Thurrock Borough Council [2002] EWCA Civ. 226*, a use must be active throughout the breach period and could have received enforcement action at any time during the activity to be considered applicable and not abandoned. Therefore, evidence presented must demonstrate a 10+year continuous active use with no breaks in use.
- 2.5 As per paragraph 006 of Planning Practice Guidance for Lawful Development Certificate, '*the applicant is responsible for providing sufficient information to support the application...*'. However, as the paragraph contains '*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*'. The NPPF threshold is held in *F. W. Gabbittas v SSE and Newham LBC [1985] J.P.L. 630*, whereby, if the council have no information to the contrary and providing the applicant's information is precise and unambiguous, then there is no good reason to refuse permission.

2.6 Therefore, the burden of providing a minimum of 10-years of information on continuous active use is with the applicant. However, if the LPA does not have evidence to the contrary on the applicant's provided information, then, on the balance of probability, development can be considered lawful.

2.7 Application Particulars:

- 2.7.1 **Site Address:** The Keepers, Church Lane, Tydd St Giles, PE13 5LG.
- 2.7.2 **Original Planning Permission reference:** F/YR10/0067/F – Erection of a 3/4 bed detached dwelling and detached double car port/store with store above involving demolition of existing dwellings. Approved 23 March 2010. Site address as 1 and 2 West View, Church Lane, Tydd St Giles, Cambridgeshire.
- 2.7.3 **Discharge of Condition application:** Condition 2 under F/YR10/0067/F was prior to commencement, however, this condition was cleared under F/YR10/3054/COND as dated 11 October 2010. Therefore, F/YR10/0067/F was legally able to commence.

Content

2.8 The following supporting statement is formed of two elements; the first element is regarding the dwelling and garage physical construction location, as it is claimed they have been erected in a deferring position and outside the red line development area allowed under the original planning permission. Second element is the residential garden extent, as the amount of garden used as existing is greater and outside the red development area than allowed under the original permission.

Element 1 – dwelling and garage physical location.

Element 2 – residential garden use extent.

Subsequently, the statement will separate the elements regarding evidence to justify each individually, then summarise within the conclusion section.

Element 1 - dwelling and garage physical location.

2.9 Identified within paragraph 2.3, the 1990 Act emphasis regarding start for the 10-year period is when the operations were substantially complete. The 1990 Act states within Section 56 (2), development shall begun on which any material operation in the development beings. For the purposes of this statement regarding the dwelling/garage location, the material operation of note as stated within Section 56 (4) is subsection (b) pertaining to the digging of a trench to contain the foundations. Subsequently, once the trench had been dug, this constituted commencement of the development, as such for the purposes of Section 171B, the development begun upon when the trench was substantially complete, with the subsequent concrete pouring solidifying the intent. A letter by the building control dated 8th October 2010 identified on site modifications to the roof, so the foundations were complete before the 8th October 2010.

- 2.10 It is noted that, the demolition and foundation works began before Condition 2 of the original planning permission was cleared. However, as established in the judgement of *F G Whitley & Sons v SSW & Clwyd CC* [1992] JPL 856, an exception is identified to a true condition precedent in that if the condition requires information prior to a specific date, and the developer applied before that date, and the information is subsequently approved, then the work carried out prior to the application date is then made lawful. In this case, application F/YR10/3054/COND for condition 2 was submitted within F/YR10/0067/F condition 1 date and approved within the same timeframe, as such the Whitley principle applies and the development had lawfully started. Subsequently, if the dwelling and garage location were found correct, then the development had commenced appropriately.
- 2.11 For the purpose of completeness, should Section 171B (1) be read to infer the operations were substantially complete as meaning the dwelling finished and habitable and/or the garage finished and habitable, then the appropriate start date for Section 171B (1) shall be the Completion Certificate as issued by the Local Building Control authority.
- 2.12 Provided within Appendix A is the Completion Certificate as issued by Fenland District Council building control department under their reference 10/0480/DOM and dated 9th May 2011. The notice describes a dwelling and a garage with the current dwelling address of The Keepers, Church Lane, Tydd St Giles.
- 2.13 Therefore, the development begun date for the purposes Section 171B (1) of the 1990 Act is **2011**. Subsequently, the dwelling and garage have been erected within their location for **15 years** and 2 months, thus the dwelling and garage are over 10-years.
- 2.14 To confirm the continuous use of the dwelling and garage as residential since 2011, contained within Appendix B is aerial photography from Google Earth. Shown in the Figure 2 in Appendix B, the dwelling and garage are erected and clearly in use and have been in use for a period of time before this photo date as supported by the Council Tax records available at the Council.
- 2.15 Further supporting the dwelling and garage location/use, a householder planning application approved the erection of single-storey side extension to the existing dwelling. The application reference is F/YR11/0425/F and approved 4th August 2011. Subsequently the dwelling was known to be complete by the Council before 4th August 2011. The extension was erected and complete on the 23rd November 2011 as confirmed in a Completion Certificate under Fenland District Council building control department reference 11/0428/DEXBN – this is supported by Figure 2 (Appendix B). The Council raised no concerns with the dwelling and garage location at that time, the development would have been subject to enforcement.

2.16 A further planning application in 2015 as approved under F/YR15/0662/F on the 8th September 2015 allowed erection of another side extension and loft conversion to the existing dwelling and additional roof lights to the dwelling and garage roofs. The extension and roof lights to the garage were not done, but the loft conversion works to the dwelling were done and complete. Once more, the dwelling and garage location were not questioned at the time where the dwelling and garage were known to be occupied as residential use by the Council before 8th September 2015 and were subject to enforcement. No enforcement action was taken. Subsequently, the Council have pre-existing knowledge and evidence as described within F/YR15/0662/F Officer Report to confirm the dwelling and garage were erected more than 10-years ago. Photographs taken on the 09/10/2014 for the 2015 application are provided in Appendix D to provide further visual evidence.

2.17 Provided on accompanying drawings, the dwelling and garage appear to have been built to incorrect locations and outside the development boundary allowed under F/YR10/0067/F as such, the current dwelling and garage, whilst based on the approved drawings, has been built without planning permission and was subject to enforcement since 8th October 2010 when the foundations were formed. The drawings for the extensions as approved under F/YR11/0425/F and F/YR15/0662/F adopted the dwelling and garage location as approved under F/YR10/0067/F under the impression both had been built in accordance with the approved documents – PHA Ltd were made aware of the revised locations hence the drawings show the dwelling and garage within the approved development outline.

2.18 For summary, the evidence provided in paragraph 2.12 – 2.17 demonstrates the dwelling and garage have been erected in their current locations for over 10-years and are therefore immune from enforcement to allow a Lawful Development Certificate for their retention. As such, Element 1 is considered justified.

Element 2 - residential garden use extent.

2.19 Provided in Appendix B is aerial photography to demonstrate the garden area has been used continuously as garden use from 2016 to current. Photography in Appendix E shows the garden area use from October 2014. Accompanying the application is Fine & Country sales brochure showing the garden use from 2025.

2.20 Included in Appendix E is Statement of Truth to confirm the use of the land as residential use for more than 10-years. The statements are summarised below:

2.20.1 Statement of Truth by the owner/ occupier of the property from 2015 to 2022.

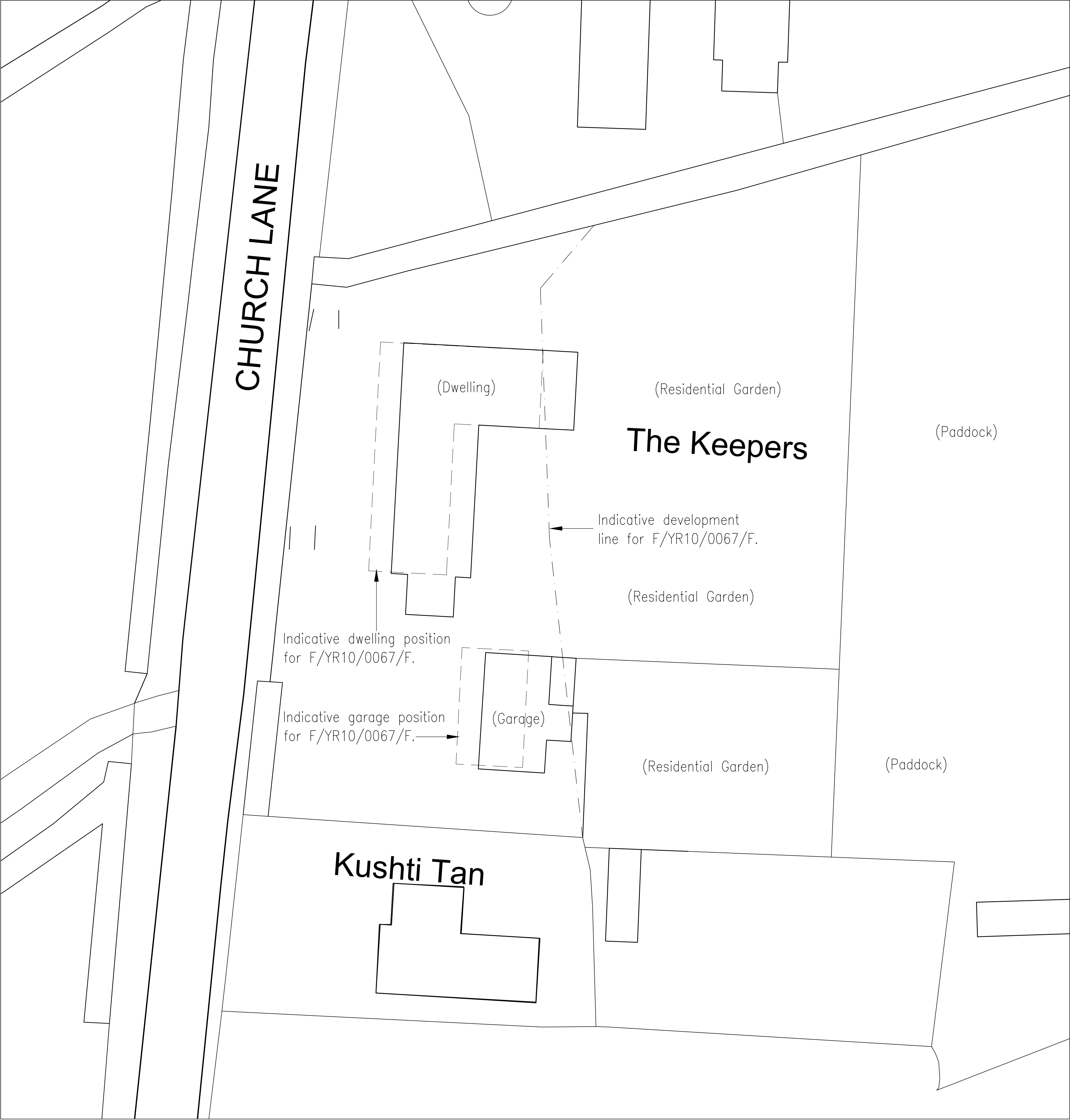
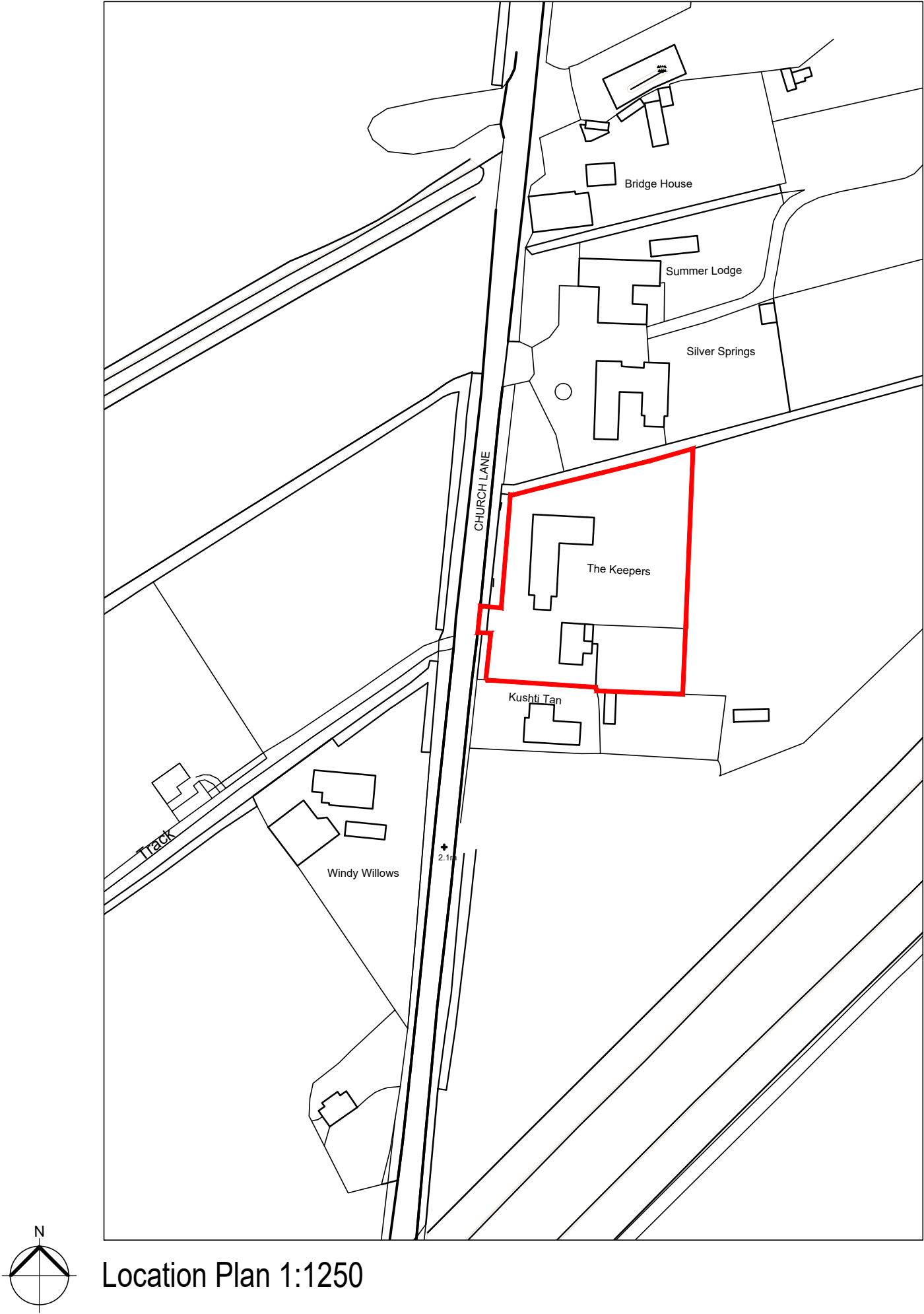
2.20.2 Statement of Truth by the owner/ occupier of the property from 2022 to 2025.

2.20.3 Statement of Truth by the applicant as owner/ occupier of the property from 2025 to current day.

2.21 For summary, the evidence provided in paragraph 2.19 and 2.20 demonstrates the continuous land use as residential and residential garden land/curtilage since 2015 and thus for over 10-years. As such, Element 2 is considered justified.

3. CONCLUSION

3.1 Based on the evidence provided, on the balance of probabilities the dwelling and garage have been erected for over 10-years and used in association with the garden curtilage for over 10-years continuously. Therefore, a Certificate of Lawful development can be issued for retention of the dwelling, garage and garden curtilage as provided with this application.



A -
REVISIONS



PETER HUMPHREY
ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466966

E-MAIL: info@peterhumphrey.co.uk

WEB: www.peterhumphrey.co.uk

CLIENT

MR H JACQUES

PROJECT

CERTLU RESIDENTIAL USE

SITE

THE KEEPERS

CHURCH LANE

TYDD ST GILES

CAMBS

PE13 5LG

DRAWING

COMBINATION

JOB NO.	PAPER SIZE	DATE
7369-02/PL01	A1	JULY 2026

Notes:
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.

From: [Lisa Newman](#)
To: ["Dave Gibbs - Tydd St Giles Parish Council"](#)
Cc: [Garry Edwards](#)
Subject: TYDD ST GILES STREETLIGHTS - STRUCTURAL TESTED "REDS" AND "HIGH AMBERS"
Date: 04 September 2026 10:43:08
Attachments: [Maps.zip](#)

Good morning, Dave

Further to your meeting with Garry last Friday, please find below a table of streetlight assets that have been structurally tested with a status of 'RED' and 'High Amber'.

STRUCTURAL STATUS	SL REF NUMBER	LOCATION	STREET NAME	VILLAGE	CURRENT STATUS	GIS MAP NUMBER
RED	PC4	OS Chenil	High Broadgate	Tydd St Giles	Column Stumped	Map 1
RED	PC3	OS 1	Hockland Road	Tydd St Giles	Pole Bracket removed from Pole	Map 2
RED	PC5	Opp Cats Lane	Hockland Road	Tydd St Giles	No Action Taken	Map 2
RED	PC1	C/O Church Lane/Hockland Road	Kirkgate	Tydd St Giles	Pole Bracket Replaced by Contractor in error prior to authorisation	Map 3
RED	PC1	OS 11	Newgate Road	Tydd St Giles	No Action Taken – NB this has a Kirium Pro Mini Luminaire. Quote is to install a new Pole Bracket and swap over luminaire	Map 4
RED	PC2	OS 18	Newgate Road	Tydd St Giles	Pole Bracket Replaced by Contractor in error prior to authorisation	Map 4
RED	PC2	OS 10	Field Avenue	Tydd St Giles	Pole Bracket removed from Pole	Map 5
RED	PC2	OS 1	Bedford Row	Foul Anchor	No Action Taken	Map 6
RED	PC2	C/O Bedford	Redgate	Foul	Pole Bracket	Map 6

		Row	Road	Anchor	Replaced by Contractor in error prior to authorisation	
HIGH AMBER	PC6	OS The Gables	High Broadgate	Tydd St Giles	No Action Taken	Map 1
HIGH AMBER	PC1	OS Northview	Hockland Road	Tydd St Giles	No Action Taken	Map 2
HIGH AMBER	PC2	OS Randor	Hockland Road	Tydd St Giles	No Action Taken	Map 2
HIGH AMBER	PC7	OS Fairview	Kirkgate	Tydd St Giles	Pole Bracket Replaced by Contractor in error prior to authorisation	Map 7

I have attached location maps for the streetlights and referenced on the table which map shows which streetlights.

I have also taken photos of the streetlights and will send these to you via 2 additional emails. Unfortunately, the files are too big for me to send all together.

Kind regards

Lisa

Lisa Newman
Assets Officer
01354 622483
www.fenland.gov.uk



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Tydd St Giles Parish Council

Income & Expenditure Summary as at 31.8.26

Income	Year to Date	Budget	%
FDC Precept	£ 13,440.00	£ 26,880.00	50.00
FDC Concurrent Functions Grant	£ 2,791.00	£ 2,791.00	100.00
Allotment Rents	£ 200.00	£ 9,174.00	2.18
Allotment Rates	£ -	£ 660.00	0.00
Community Centre	£ -	£ -	0.00
Grants	£ -	£ -	0.00
Donations	£ 300.00	£ -	#####
Recycling Credits	£ 34.58	£ -	#####
Bank Interest	£ 91.38	£ 200.00	45.69
VAT Refunds	£ -	£ 4,697.32	0.00
Miscellaneous	£ -	£ -	0.00
Total Income	£ 16,856.96	£ 44,402.32	37.96

Expenditure

Salaries and On-costs	£ 4,172.48	£ 12,620.00	33.06
Fees	£ 51.00	£ 530.00	9.62
Subscriptions	£ 62.08	£ 685.00	9.06
Admin Expenses	£ 155.60	£ 1,700.00	9.15
Insurance	£ 746.33	£ 610.00	122.35
Drainage Rates	£ 666.22	£ 660.00	100.94
Recreation Ground	£ 646.52	£ 1,300.00	49.73
Churchyard	£ 1,437.81	£ 5,350.00	26.87
Community Centre	£ -	£ 3,000.00	0.00
Play Equipment	£ 733.00	£ 7,000.00	10.47
Street Lights	£ -	£ 7,000.00	0.00
Section 137 Payments	£ -	£ 250.00	0.00
Parish Land	£ -	£ 1,000.00	0.00
Foul Anchor	£ 17.40	£ 100.00	17.40
Highways	£ -	£ 4,600.00	0.00
Recoverable VAT	£ 595.46	£ 2,440.00	24.40
Total Expenditure	£ 10,785.56	£ 48,845.00	22.08

Summary

Total Income	£ 16,856.96	£ 44,402.32
LESS Total Expenditure	£ 10,785.56	£ 48,845.00
Net Surplus or Deficit	£ 6,071.40	-£ 4,442.68

Balance Sheet

Balance B/fwd 1.4.26	£ 49,290.71
Surplus or Deficit	£ 6,071.40
Balance C/fwd	£ 55,362.11

Represented by

Barclays Current Account	£ 644.74
Barclays Business Saver	£ 32,161.21
NatWest Current Account	£ 22,556.16
Cash / Cheques	£ -
	£ 55,362.11