

Ms A Fothergill
Westow Parish Council
Southview
Westow
YORK
YO60 7NE

2 June 2025

Dear Ms A Fothergill

APPLICATION NO:	ZE25/00553/CLEUD
APPLICANT:	Janet O'Neill (O'Neill Planning Associates Limited)
DESCRIPTION:	Certificate of Lawfulness in respect of the operation of the internet based company that trades cars and light commercial vehicles from the residential dwelling known as Fishers Yard that began more than 10 years before the date of this application
LOCATION:	Fishers Yard Main Street Westow North Yorkshire YO60 7NE
CASE OFFICER:	Kevin Riley

I am writing to advise you of the receipt of the above application and to explain that it is not a conventional planning application. It is an application for a Certificate of Lawfulness relating to an existing building on the site. This differs from a normal planning application in that it can only be considered on matters of evidence and law, and not on the planning merits of the application, such as the effects of the use in a residential area or highway safety etc.

In this application, the applicant has to prove that the existing building or land use been on the site for a period of at least 10 years. If the evidence is precise and unambiguous, and there is no reasonable evidence to contradict it, the Local Planning Authority must accept that the building is lawful for planning purposes.

A copy can be viewed on our website, log on using the following link [Link to Public Access](#) if you have registered your Parish Council sign in and the application will be in your in tray, if you have not input the planning application number and then search.

If you have any observations to make on it I would be pleased to receive them in writing or by email to planning.rye@northyorks.gov.uk by the **23 June 2025**. In exceptional cases where you may need more time and there is a good reason for this, please let me know.

Failure to meet this deadline may jeopardise the chances of late comments being considered when the application is determined. I therefore urge you to respond within the time prescribed.

If I receive neither your written observations nor a request for more time then I will assume that you have no observations you wish to have taken into account when the application is determined.

Yours faithfully



Kevin Riley
Planning.rye@northyorks.gov.uk