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THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, WALES OFFICE.

TITLE NUMBER: WA140747

There is no application or official search pending against this title.

ARGRAFFIAD YW HWN O OLWG O'R GOFRESTR FEL Y'I DARPARWYD GAN GOFRESTRFA TIR EM SY'N DANGOS Y COFNODION SY'N BODOLI YN Y GOFRESTR AR 21 JAN 2020 AM 14:00:27. OND SYLWER NAD YW'R OLWG O'R GOFRESTR HON YN DDERBYNIOL MEWN LLYS YN YR UN FFORDD Â CHOPI SWYDDOGOL O FEWN YSTYR ADRAN 67 O DDEDDF COFRESTRU TIR 2002. YN WAHANOL I GOPI SWYDDOGOL, EFALLAI NA FYDD YN RHOI HAWL I RYWUN GAEL INDEMNIAID GAN Y COFRESTRYDD OS YW'N DIODDEF COLLED OHERWYDD CAMGYMERIAD YNDDI. NID YW'R COFNODION A DDANGOSIR YN YSTYRIED UNRHYW GEISIADAU SY'N AROS I'W PROSESU YNG NGHOFRESTRFA TIR EM. AT DDIBENION CHWILIO, DYLLID DEFNYDDIO'R DYDDIAD UCHOD FEL Y DYDDIAD I DDECHRAU CHWILIO.

GWEINYDDIR Y TEITL HWN GAN GOFRESTRFA TIR EM SWYDDFA CYMRU.

RHIF TEITL: WA140747

Nid oes unrhyw gais neu chwiliad swyddogol yn aros i'w brosesu yn erbyn y teitl hwn.

## A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

NEATH PORT TALBOT/CASTELL-NEDD PORT TALBOT

- 1 (17.01.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Pen-y-Waun, Llanguicke.
- 2 As to the land tinted blue on the filed plan the mines and minerals are excepted.
- 3 There are excluded from the registration of the land tinted pink on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof and other land dated 21 October 1919 made between (1) The Gwauncaae Gurwen Colliery Company Limited and (2) David Davies.

NOTE: Copy filed.

## B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (15.07.2009) PROPRIETOR: RICHARD ALAN HAGUE and CANDIDA LOUISE MORRIS of 17 Tawe View Crescent, Morriston, Swansea SA6 6HD.
- 2 (15.07.2009) The price stated to have been paid on 9 July 2009 was £45,000.

Title number / Rhif teitl WA140747

## C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (06.03.2002) The land shown by a blue broken line on the filed plan is subject to rights of way.

End of register / Diwedd y gofrestr

# PARKER PLANT HIRE LTD

Hire Invoice  
H251779

HIRE CENTRE  
HALFWAY, LLANELLI  
CARMARTHENSHIRE  
SA15 1HQ

Tel: 01554 772431 Fax 01554 780867

VAT REG NO: 341 8984 28

Invoice To:  
A S & SONS LTD  
15 FAGWR ROAD  
CRAIG CEFN PARK  
CLYDACH  
WEST GLAM

Site Address:  
PEN-Y-WAUN FARM

Last Inv No:  
Contract No: 95800

Order No:  
Tax Date: 16/10/2009

Ref:  
A/C No: A105

| Unit No   | Description                  | Qty | Charge From | Charge To  | WK.DY | Hire Rate | Hire Charge | VC |
|-----------|------------------------------|-----|-------------|------------|-------|-----------|-------------|----|
| 2323/0008 | TRACTOR-MF 5455 STND C/W 875 | 1   | 26/09/2009  | 05/10/2009 | 1.10  | 240.00    | 240.00      | 1  |

|    |       |        |       |
|----|-------|--------|-------|
| VC | RATE  | GOODS  | VAT   |
| 1  | 15.00 | 240.00 | 36.00 |

TOTAL 240.00

VAT 36.00

Hire Terminated

INVOICE TOTAL 276.00

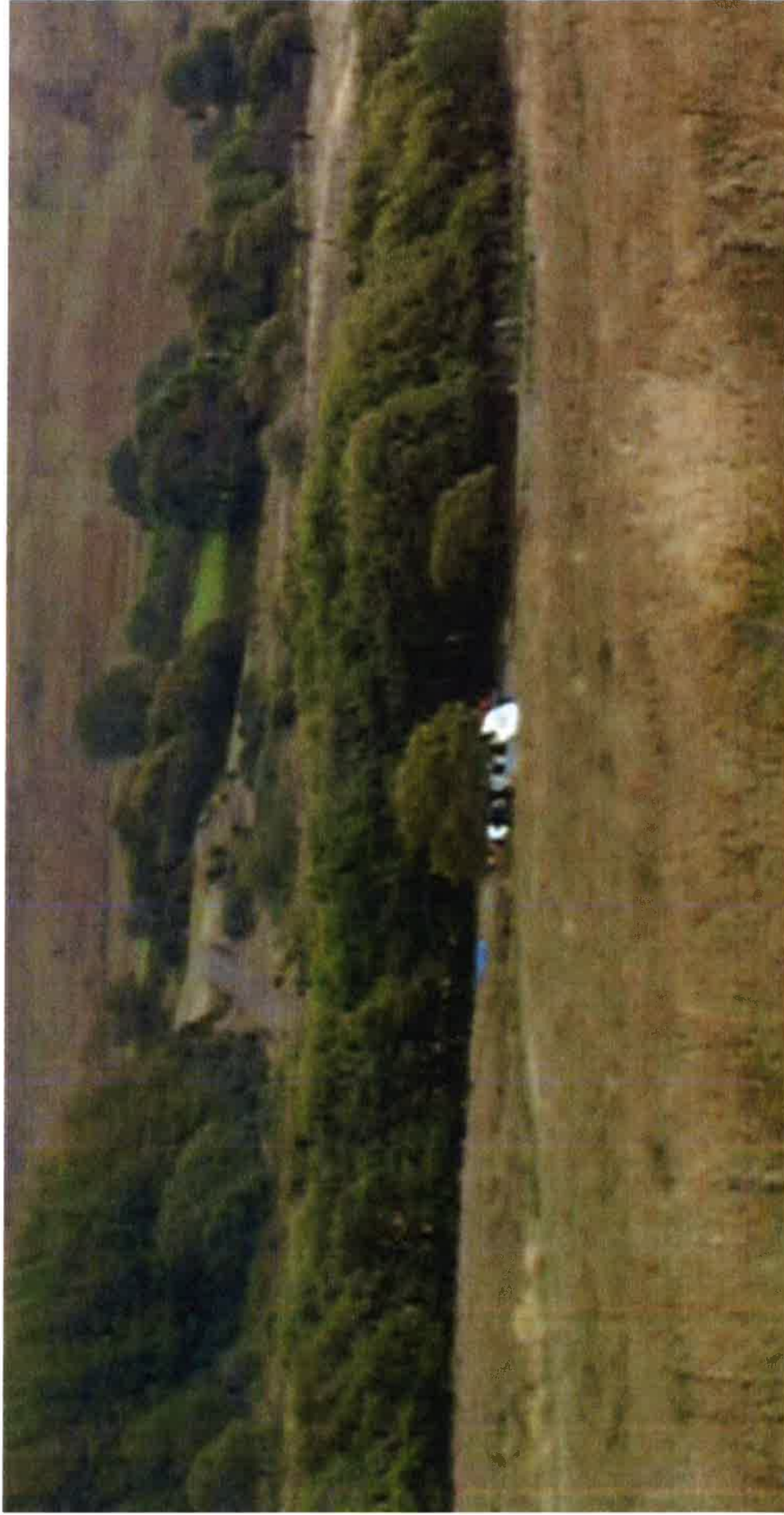
OBJECTIONS OR CLAIMS AFFECTING THIS ACCOUNT WILL  
ADMITTED UNLESS NOTIFIED IN WRITING WITHIN 21 DAYS

RMS: NET 30 DAYS FROM INVOICE DATE

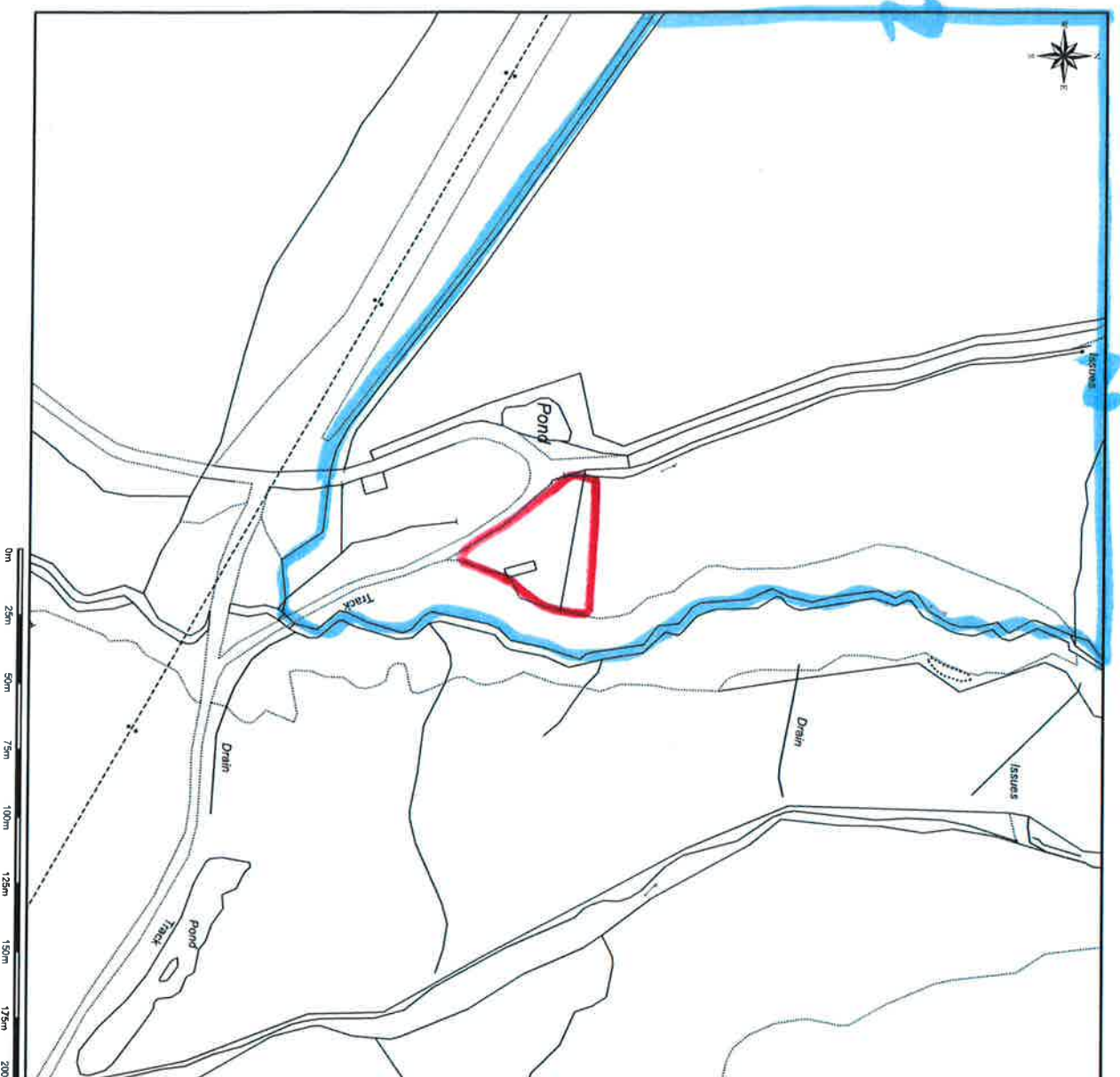




DOCUMENT "C" – Photograph taken 28 September 2009



# Location Plan of SA8 4TA



Scale: 1:2500, paper size: A4



LAND PART OF  
PENYMAW  
LANGUICK  
PONTAEDDART

This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights. 2020. Ordnance Survey 0100031673

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PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

Our ref: 0822a/RAB

27<sup>th</sup> February 2020

Head of Planning  
Neath-Port Talbot County Borough Council  
The Quays  
Baglan Energy Park  
Neath-Port Talbot  
SA11 2NG

**For the Attention of Mrs Carys Thomas**  
**Enforcement Officer**

Dear Mrs Thomas

**Proposed Certificate of Lawfulness for an Existing Use / Development (CLEUD)**  
**Siting of a Residential Caravan at Land at Penywaun Farm, Llanguicke, Pontardawe**

We are instructed by Mr. R. Hague and Ms C. Morris further to our recent site meeting with Mr Richard Howells and yourself at the above property. Further to that meeting, our clients and we have been collating evidence to establish that on the "balance of probability" the use of the land for the siting of a residential caravan has taken place for a continuous period in excess of 10 years.

We duly enclose and application which seeks a Certificate of Lawfulness for an Existing Use / Development (CLEUD) for the siting of their residential caravan.

The application particulars comprise the following documents:

- Completed application forms
- Location plan at scale 1:1250 with the site edged in red
- Google Earth imagery from 2009 to 2018
- Sworn Statement of Candida Morris with three Document Appendices
- Sworn Statement of Richard Hague
- Letter of Evidence from Rebecca Rees
- Letter of Evidence from Esther Harris
- Letter of Evidence from Dan McCallum
- Letter of Evidence from David Margaron Davies
- Letter of Evidence from Hywel Davies
- Letter of Evidence from Deborah Price
- Letter of Evidence from Mike Allsopp
- Letter of Evidence from Peter Birch
- Letter of Evidence from Eifion Williams

Unit 2, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Llanarthney, SA11 6RL  
Tel: 01554 527111 | [info@jcrplanning.com](mailto:info@jcrplanning.com) | [www.jcrplanning.com](http://www.jcrplanning.com)

JCR PLANNING LIMITED | CHARTERED TOWN PLANNERS

DIRECTORS: R.A. BANKS (Rd House) MRTP | J. EVANS (Sd House) DipTP MRTP | C.L. JONES (Rd House) MRTP  
A.M. FREELARNE (JONES Rd House) DipTP MRTP | J. EVANS (DIRECTOR OF FINANCE) | K. BANKS (DIRECTOR OF ADMINISTRATION)

Registered in England and Wales Registered Office: Unit 2, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Llanarthney, SA11 6RL. Company No: 06077554. Reg. No: 00717912

- Letter of Evidence from Jeff Thomas
- Letter of Evidence from Stuart Evans
- Letter of Evidence from Andrew Jones
- Letter of Evidence from Steffan Matuszak
- Payment of Application fee of £380.00

The Applicants completed their purchase of Penywaun Farm from Deborah Price on 15<sup>th</sup> July 2009. **Candida Morris'** sworn statement contains a copy of the Land Registry Title for the property and confirms that date. The enclosed letter of evidence from **Deborah Price** also confirms that completion of purchase.

Both Applicants' sworn statements confirm that a touring caravan was placed on the lower hardstanding at Penywaun within weeks of purchase, and the Applicants commenced their residency. Document "C" of **Candida Morris'** sworn statement provides a photograph taken on 28<sup>th</sup> September 2009 (her Birthday) which illustrates the caravan in place.

Document "B" of Ms Morris' statement provides a copy of an Invoice for the hire of a tractor in the week straddling September into October 2009. The Applicants' confirm that this hire vehicle was used on the last day of its hire to relocate an existing static caravan from its original position near the ruinous farmhouse to a position alongside the aforementioned caravan, and it was used as living accommodation. **Mr Andrew Jones** Thomann-Harry recalls assisting the Applicants at this time with the tractor and he recalls them living on the farm in a caravan.

The attached Google Earth imagery provides a chronology of events at Penywaun from 2009 to 2018, although the images dated 2009 and 2010 appear identical, and further given the extent of foliage clearly evident upon the adjoining woodland, the images were taken in summer months, and not the December / January dates as recorded on those images. Both initial images illustrate the touring caravan, which is consistent with Ms Morris' September 2009 photograph.

Mr Hague's sister, **Esther Harris** confirms she visited Penywaun at this time, with her young daughter who was learning to ride her newly purchased pony. She confirms that the Applicants were residing in a caravan on site.

Mr **Dan McCallum** recalls visiting Penywaun a few months after being granted planning permission for his adjoining windfarm development (granted May 2009). He refers to them having "moved into Penywaun".

The Applicants' neighbouring landowners, **Hywel Davies and Peter Birch**, confirm individually meeting the Applicants at Penywaun, and the noting of the siting of the caravan soon after their purchase. Councillor **David Margaron Davies** also recalls such an event, having been a regular walker of the common land near Penywaun.

**Richard Hague** refers to contact with the Police as a result of anti-social behaviour upon and near Penywaun. **PCSO Mike Allsopp** refers in his visit to Penywaun in the latter part of 2009. He recalls enjoying a cup of tea in their static caravan whilst enquiring about the reported incidents on the Gwrhyd Mountain.

Neighbouring landowner **Eifion Williams** recalls the anti-social behaviour and thefts of livestock and equipment at adjoining Penywaun Uchaf. He recalls his first meeting with Richard Hague in the Autumn of 2009 at Penywaun.

**Steffan Matuszak** recalls purchasing a Landrover from the Applicants on 18<sup>th</sup> November 2009. He visited the farm to collect his purchase and recalls having a cup of coffee in the accommodation whilst completing his vehicle purchase.

**Peter Birch** recalls an event on 1<sup>st</sup> April 2010 wherein the Applicants sought his consent to import a replacement static caravan over his land holding and onto Penywaun. Both Applicants' also confirm this date, and that the replacement static caravan had been stored at the couple's place of work at nearby Pontardawe.

**Rebecca Rees** recalls in her evidence letter visiting Penywaun and noting the caravan on site, and actually stayed in the retained touring caravan in mid-September 2010. **Esther Harris** also recalls visiting at that time. **Stuart Evans** and his partner confirm they stayed in the remaining touring caravan on 24 September 2010, whilst the Applicants resided in the static caravan at the yard. He continues to visit to the present day and has verified their continuous occupation of the caravan on the site.

**Jeff Thomas** recalls visiting Penywaun in 2011 to purchase farm vehicles and noting the presence of a residential caravan which was being used as the Applicants' place of permanent residence.

The Google Earth imagery from **2009/10, 2013, 2015, 2016 and 2018** all highlight the continued siting of the caravan at Penywaun.

We therefore submit that the weight of evidence from the Applicants, neighbouring landowners, family members, friends and acquaintances in vehicle purchases, together with Google Earth imagery unquestionably confirm the presence of a caravan on the lower hardstanding at Penywaun since summer 2009. The sworn statements and evidence letters confirm the use of that unit of accommodation as the Applicants' place of permanent residency.

The use of the land for the siting of a residential caravan has therefore been continuous for over 10 years before the date of this application, and accordingly a CLEUD sought be granted.

We look forward to receiving your confirmation of formal registration in due course. Should you require any further details or clarification, please contact me.

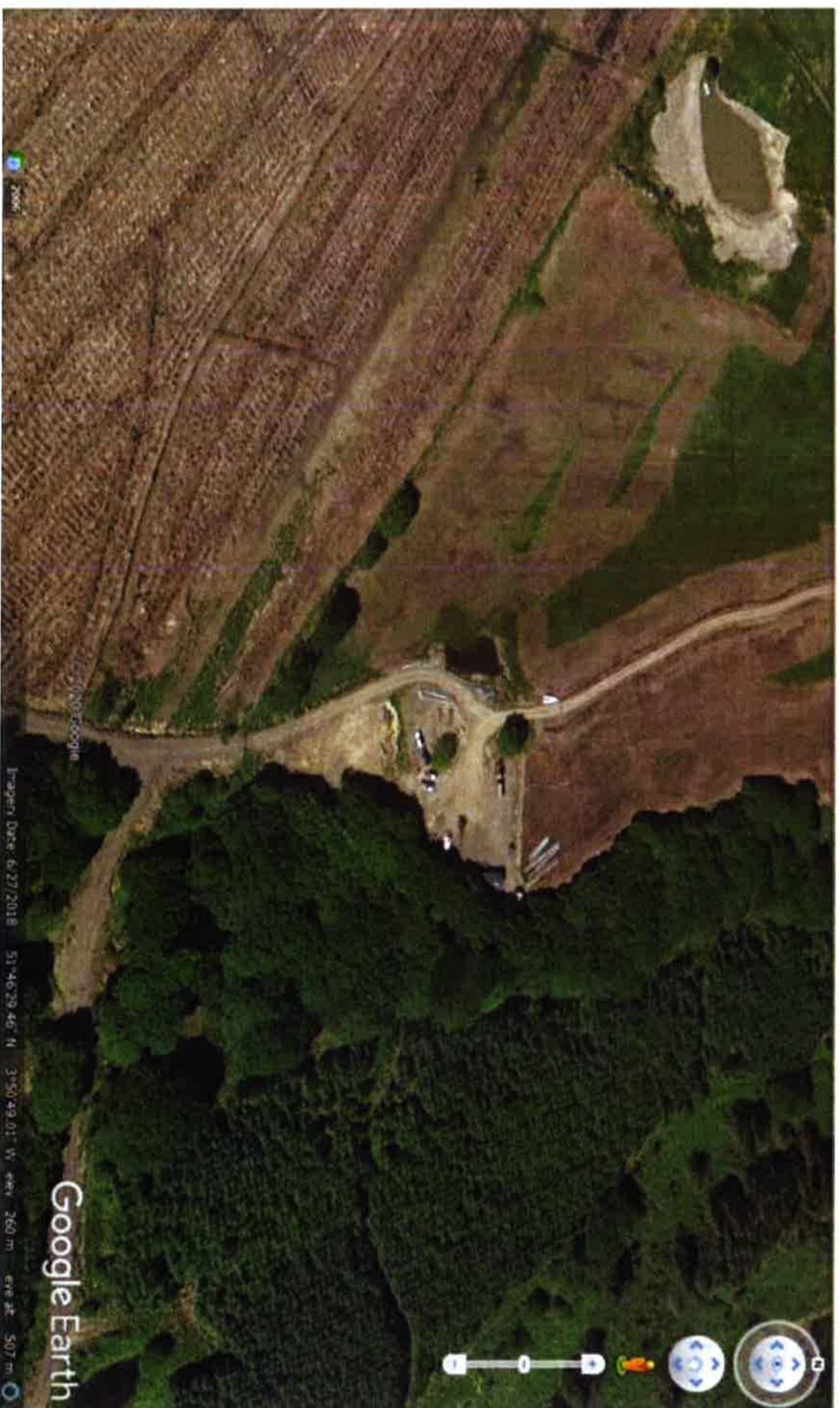
Yours sincerely

Richard A. Banks  
Director

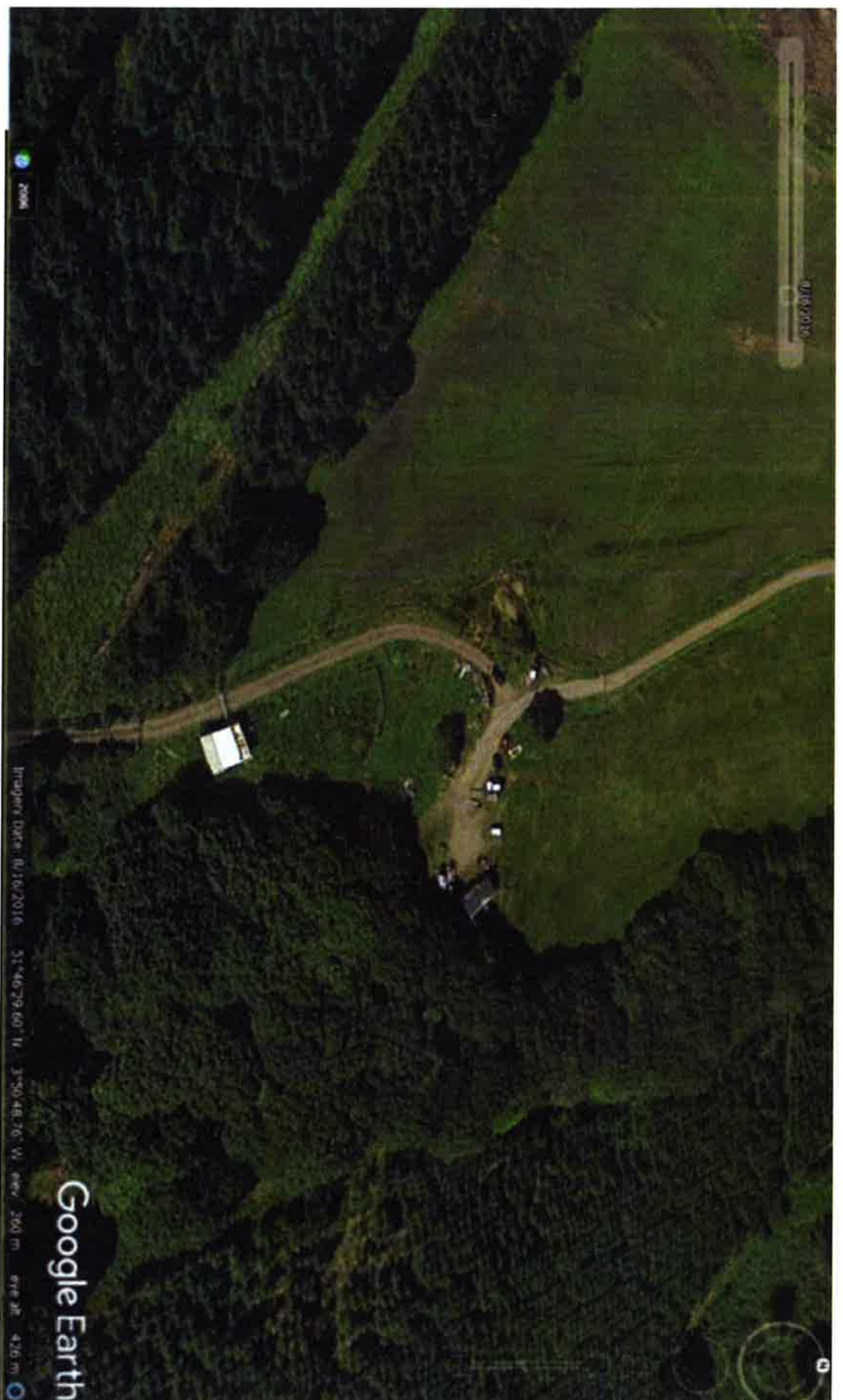
Enc.

Cc clients

GOOGLE EARTH – “27/06/2018”



GOOGLE EARTH – "16/08/2016"



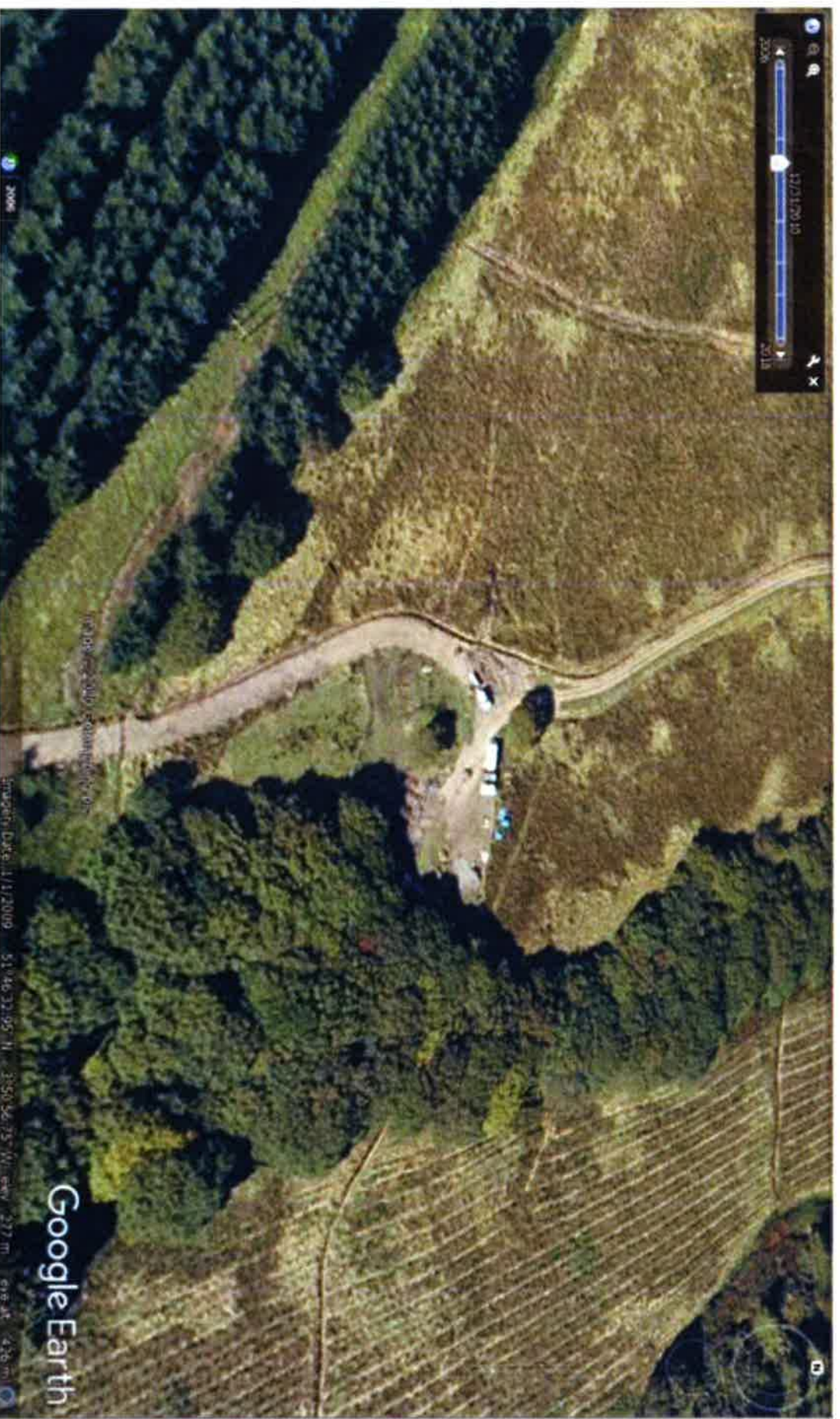
GOOGLE EARTH - "18/04/2015"



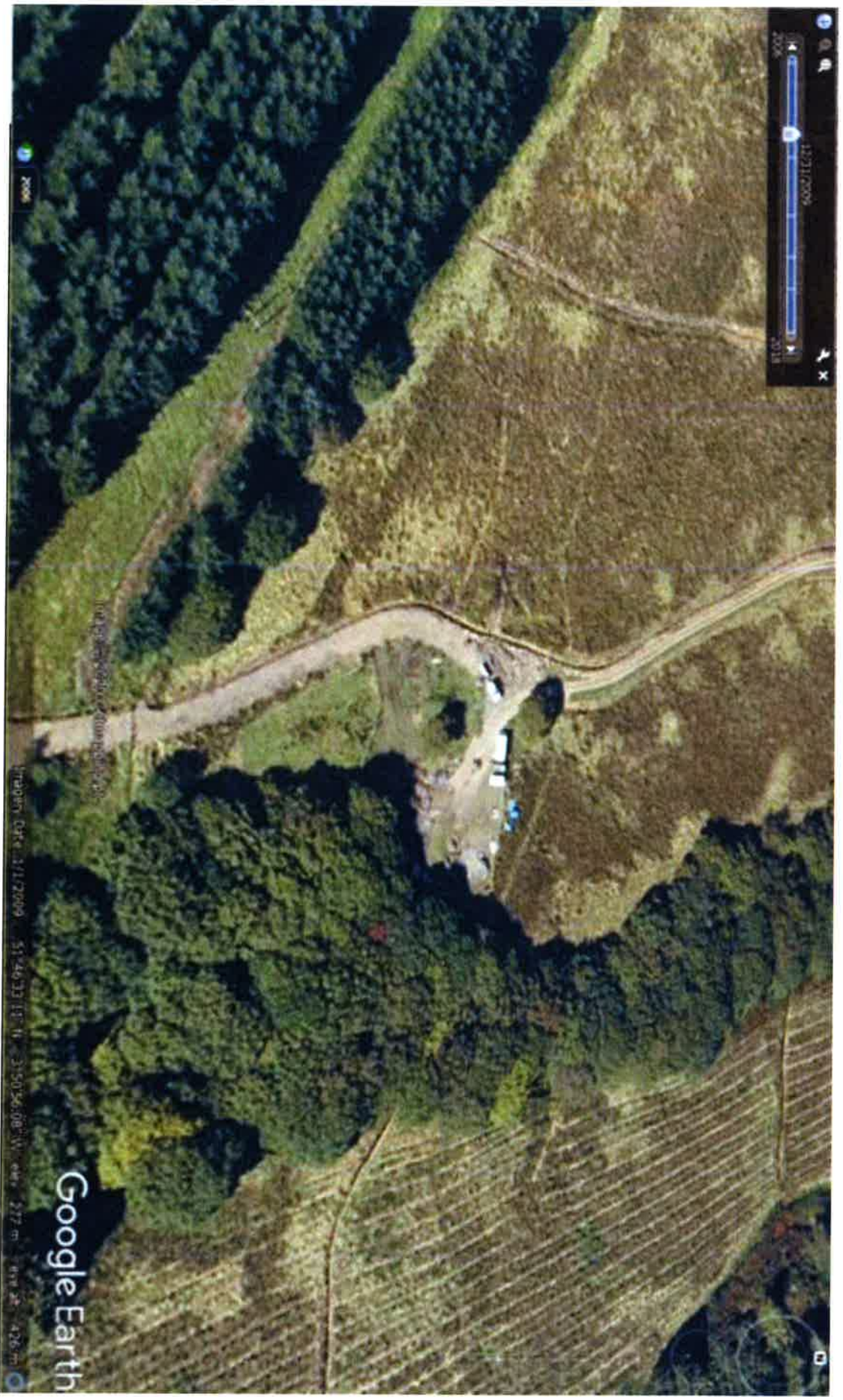
GOOGLE EARTH - "12/07/2013"



GOOGLE EARTH – “31/12/2010”



GOOGLE EARTH – “31/12/2009”



# THOMANN-HANRY®

To whom it may concern

Between 2008 and 2010 I was running my own business called A S and sons which was predominantly involved in the repair, service and hire of plant and agricultural equipment.

I had known Richard and Candy for many years and knew that at that time they had been waiting to purchase a farm on the Gwrhyd mountain. I come from a farming background myself and both my sisters run large farms on the Baran mountain area.

In the late summer of 2009 when they finally bought the farm we helped them with our 3 tonne excavator to reinstate the access track down to the farm after having stone delivered from the nearby quarry, a few weeks later I hired a tractor for them and showed them how to use it to work the land

The invoice for the hire gives the date as 26th September 2009.

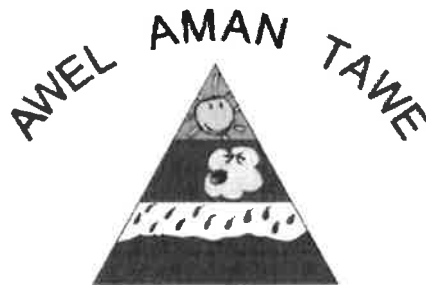
I can confirm that they were living at the farm at that point, my wife and I spent many evenings with Richard and Candy helping and Socialising in their caravan. In 2010 I closed my business and took a job in London where I still work now

If you require any additional information please don't  
hesitate to contact me.

Kind Regards

Andrew Jones  
Operations Director

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Ynni Cymunedol

Community Energy

18<sup>th</sup> February 2020

To whom it may concern,

I am writing as Founding Director of Awel Aman Tawe, which is an award-winning community energy charity<sup>1</sup>.

In May 2009, we were granted planning permission to erect two community wind turbines on the Gwrhyd mountain, a project that had taken twelve years to come to fruition.

A matter of a few months later, I was made aware that someone had moved onto Penywaun farm (the neighbouring farm to the development). I was concerned at the time whether it would have an effect on our project. I had a meeting with Richard and Candy Hague at our offices towards the end of 2009 to discuss any problems or fears they had regarding the construction. We also walked the site together so they could see the impact of the turbines on their property.

During the engineering work erecting the turbines, Richard proved extremely useful to us as a neighbour. The location is remote and Richard's vigilance kept theft to a minimum after the work force had left site.

There have also been other occasions since the wind farm has been built when Richard has informed me when maintenance staff have left gates open and when the door was accidentally left open on the wind turbine. Again, this has been invaluable and enabled me and our other staff to focus on developing other community project such as Egni Coop [www.egni.coop](http://www.egni.coop) and refurbishing the former local school in Cwmgors as a community regeneration centre.

We have now applied for a solar farm on Penywaun Uchaf adjacent to the wind farm and to Richard and Candy's property. They have been very supportive during the design phase, spending time with our consultants so the impacts on the natural habitat and the visual character of the mountain are reduced as far as possible.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely

Dan McCallum, MBE

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<sup>1</sup> In 2019, Egni Coop was recognised as the Outstanding Renewable Energy Project in an award sponsored by Welsh Government, at the Sustainable Academy Awards and our parent charity, Awel Aman Tawe, was recognised as Environmental Organisation of the Year in the Social Enterprise UK Awards.

Awel Aman Tawe, 76-78 Gwilym Rd, Cwmllynfell, Abertawe/Swansea

Ffôn/Tel: 01639 830870

e-bost/e-mail: [admin@awel.coop](mailto:admin@awel.coop)

[www.awel.coop](http://www.awel.coop) [www.egni.coop](http://www.egni.coop)



David Margarson Davies  
Lays Y Coedwr  
Llwyn Hen Rd  
Cwmgors  
Ammanford  
SA18 1RG

20/02/2020

I was aware after Mr Byron Price had passed away in 2007 that Penwaun Farm was sold to a young couple from Clydach who moved into a static caravan on the land in 2009 and started working the land. I often walk the common in front of Penwaun and spoke to Richard regarding his concerns and my father's about the up and coming wind turbine development which most of the local farming community had concerns about.

It was and has been nice to see Penwaun being used as a working farm again as it stood unloved and abandoned for a good number of years.

I spoke to him again more recently in 2016 when , as a Western Power engineer, we had to repair the 33kv line running alongside his farm after a storm had blown over trees in the forest on to the electric lines. We had to gain access through his farm to repair the damaged section and erect new poles. They were more than helpful on the day in question, offering the use of tractors and excavators to enable us to get the power supply back on the line as it was the main feed for Cwmgors.

Yours Faithfully

Councillor David Margarson Davies



Deborah Price  
7 Llwynant  
Cwmgors  
Ammanford  
SA18 1RP

I was approached by Richard in the summer of 2007, he asked me if I wanted to sell Penywaun farm. My husband has recently passed away and it had been of more interest to him than me. I was keeping horses there and asked if I sold it to him could I keep the horses there, he agreed so a sale of the farm was to proceed once probate had taken place. It took until July 2009 for the sale to be completed. Richard and his partner moved on to the farm straight away and replaced the static caravan that we'd put there with a newer one a few months later.

My daughter and I would regularly visit the farm to check on the horses and see what improvements had been made to the land

In 2011 stables became available at Parc Howard pony club and this was more convenient as it was less than a mile from my house in Cwmgors so the horses were moved.  
As far as I'm aware Richard and Candy still live there to this day.

18/2/2020.



Eifion Williams  
Blaen Nant Y Cadno  
Cwm Felin Road  
Bewts  
SA18 2SW

Date : 18/02/2020

I am the owner of Penywaun Uchaf. I do not live there but I graze my sheep there. I received news in May 2009 that the wind turbine that was going on my land had finally been granted permission after many years of waiting. A few months after that I noticed that there was vehicles and caravans on Penywaun next door.

I first met Richard in the Autumn of 2009. He was on his way home to Penywaun and had caught 2 men on quad bikes with trailers trying to remove welsh slate and stone from my derelict farmhouse on Penywaun Uchaf. I had been tending to my sheep in the lower fields and saw something happening up by the house. I drove the tractor up to see what was going on and Richard immediately accused me of helping them. The gate was open and he accused me of breaking the lock and that he was going to call the police. I was amused since I had owned Penywaun Uchaf since 1950.

We sent the 2 men on quad bikes away with a stern warning as to what would happen if they returned.

I have since got to know Richard and Candy really well and I am glad they moved on to the farm next door. He has become a good neighbour helping me with livestock, fencing and general farm duties. I have had sheep, machinery and other various items stolen, this stopped upon his arrival.

Richard and Candy help during lambing season as they are on site and can spot any problems. I bought a transit van off him in 2010. He repaired my tractor in 2011 when I damaged it and he helps me service my tractor. I helped him buy his first tractors which came from a farming friend of mine and a few years ago I had Christmas dinner with them in their caravan.

I visit the farm on a regular basis to check my stock but over the last two years I have had problems with my legs, I am now 72. Richard has been managing my livestock and land and has recently built a new sheep race and stockade and has purchased 2 rams off me to introduce a new bloodline to the stock.

I do not understand why anyone would take exception to them being there as they have worked really hard to bring the farm back to decent grazing pasture, it is no longer run down and unkempt.



Esther M Harris  
108 Capel Road  
Clydach  
Swansea. SA6 5PE

To whom this may concern

**Re: Application of Residency at Pen y Waun Farm**

Statement of Fact

My name is Esther M Harris and I am Richard Hague's sister. I currently live at the above address and can be contacted there.

I have worked for the local authority, both Swansea City Council, Neath Port Talbot County Borough Council and subsequently Tai Tarian for over 25 years. I am currently the Operations Manager for Reactive Repairs, Neighbourhood and Transport.

My Husband, Christopher Harris and I have a very close relationship with my brother and his Fiancée Candy Morris. After being subjected to difficult neighbours in their first property they decided to sell this property and search for a farm to obtain some relative peace and quiet and reprieve from their previous experience.

They became aware that Penywaun Farm may become available and were so committed to buying the farm they lived in a static caravan temporarily at their business premises whilst they waited for the farm to complete probate and were thrilled to finally complete the purchase in 2009.

They were keen to move in and begin repairing the land, so purchased a touring caravan which we helped tow there and site, along with some bigger plant that they had begun buying to work on the land. I remember this happening around the end of July as I was also juggling this with work and assisting my sister with her daughter's wedding.

At the time my daughter had begun riding lessons, bought for her 7<sup>th</sup> birthday, which was April 2009. After a few months of riding, she was competent to have her own pony, and when my brother offered me use of one of his fields to keep the pony and another for her to ride in, I purchased her pony Touchdown Tilly. We were spending a lot of time there now and I recall Richard and Candy moving an existing static caravan from the upper part of the land where the house is, further down to where the tourer was sited. This afforded more space as the weather got colder to enable us to stay for a cup to tea.

As we had an appropriate 4 x 4 vehicle to cross the then rough track, I would take my Mother and Step-Father to visit Richard and Candy and to watch my daughter ride.

On 18<sup>th</sup> September 2010 Richard and Candy hosted a lovely BBQ, Chris, my daughter Eva and I went along with friends of Candy's (Becky) and her partner and children. The children had a great time playing together.

In December 2010, there was heavy snowfall, even more impressive at Penywaun, after ensuring the horses were alright, Eva had great fun on her sledge and making snow angels!

In 2011 we had to move my daughters pony to a livery yard as her ability and desire to compete her pony had increased. We therefore needed access to facilities such as a ménage and the difficult road to and from my brother's was causing damage to the horse trailer.

Obviously we have continued to regularly visit Richard and Candy through the following years until present. My daughter is now almost 18 and competes Show Jumping Foxhunter level and I attribute her success to being able to keep her own pony at my brothers during those early years.

If you require any further detail that you feel I would be able to provide, please do not hesitate to contact me on my e.mail [esther.harris@taitarian.co.uk](mailto:esther.harris@taitarian.co.uk) or my mobile number is 074321 44683.

Kind regards

Esther Harris

I, Hywel Davies of Perthigwynion Farm, Rhydyfro, Pontardawe, Swansea SA8 4TA will say as follows:

1. I am a third generation livestock farmer and I have lived at Perthigwynion throughout my life. I am presently 52 years old. I farm a holding of approximately 400 acres farming a large number of sheep and store cattle.

2. I am on the Executive Committee of West Glamorgan Commoners and play an active role within the Farmers Union of Wales. Very recently I hosted a meeting on the farm providing farmers from South Wales in particular with an opportunity of meeting FUW's President Glyn Roberts and our local Assembly Member and Cabinet Officer, Jeremy Miles.

3. Over recent years, farmers in general have faced challenging times. Adding to pressures within the industry has been the constant worry of thefts of both livestock and machinery from our own backyard. I have personally lost over 50 head of sheep to thieves taken from the common. I have also lost 2 quad bikes of significant value taken from a locked garage on the farmyard. Having honest, trustworthy, reliable neighbours is therefore paramount. Both Richard and Candy have proven to be such people always happy to help whilst respecting the countryside and the people around them.

4. I first met Richard in the summer of 2009. There had been much speculation locally over who would buy Penywaun following the sudden and tragic death of Byron Price. I recall that on the day in question I had been checking my stock on the common adjoining Penywaun, something that I did on a daily basis and continue to do so some 8 months of the year. I had recently bought a new quad bike, a Honda 420 and Richard immediately took a shine to the bike. We started chatting and he explained that he and his partner had sold their house and were going to live on the farm in a caravan. Richard was very chatty and came across as being very friendly.

5. Richard and Candy moved to live in Penywaun very soon after buying the place. I recall that initially they were living in a touring caravan but very soon bought a large static caravan. The caravans were located on the bottom fields away from the main track and in an area where there was shelter from the elements.

6. I recall that Richard and Candy had a number of 4 wheel drive vehicles over the years. This did not surprise me as the track from the farm to Penywaun track was rough and they would then travel along Penywaun track on to New Penrhiw Coal Mine track and then onto the Gwrhyd Road. In the summer months they would travel across a rough track along the mountain onto Perthigwynion Road. I recall rescuing them both on numerous occasions when their vehicle got stuck taking the quad or the tractor over to tow their vehicle free.

7. Since the Wind Turbine track has been constructed Richard and Candy's access to their farm has vastly improved. More often than not their daily commute to work is now along this track onto Perthigwynion Road and back again in the evening. I often see them leave in the morning and follow their truck from a distance to the bottom of the road. I keep a close eye on all vehicles that travel along Perthigwynion Road. My wife, who walks her dogs in the evening along the Wind Turbine track often chats to Richard and Candy as they return home to the farm after a day's work.

8. Richard and Candy are very good neighbours. Over the years, I have spent a lot of time with them on their farm and Candy in particular is very interested in sheep. In 2010 I asked them if I could tack some sheep over on their land. They were happy to tack the sheep and I would check on the sheep on a daily basis often seeing Richard and Candy on the farm especially around teatime when they would be returning home after a day's work.

9. Over the years I know that Richard and Candy have played an active role in helping their elderly friend Eifion to look after his sheep. Eifion owns land adjoining Penywaun and keeps sheep on the land. He lives however in Betws. I have often seen Richard and Candy especially at tea time and on weekends, out with Eifion on his land tending to the sheep. I do believe that were it not for Richard and Candy's willingness and kindness to shepherd Eifion's sheep on a daily basis, before and after work he would have had to retire from farming.

10. I regard Richard and Candy as part of the farming community on the Gwrhyd mountain. They have lived continuously at Penywaun since summer 2009 and their presence there has been known to all around. They have gone out of their way to be helpful and friendly and I believe they are honest and trustworthy. I have no reason whatsoever to doubt their integrity in any way.

Jeff Thomas  
Brynheulog  
Morriston  
Swansea  
SA6 6PE

Date : 12<sup>th</sup> February 2020

My name is Jeff Thomas and I am an executive member of the commoners association. I own an industrial air con business on the Pontardawe industrial estate. The business next door is Liquid Paintwork run by Richard and Candy. They have been trading there since 2007. As they paint a wide variety of vehicles from boats, planes, superbikes and classic cars I like to see what is of interest to me.

A lorry turned up in April 2011 with a '69 Nuffield tractor and a 72 Ford 3000 tractor. I was immediately interested in buying the old Ford as I used to have one and I collected old Ford tractors. The reason I know what the date was because I took a few photos of the tractors at the time and my phone keeps a record of the date.

Richard serviced both the tractors and took them up to his farm. It took a while but I convinced him to sell me the Ford. A deal was done and I arranged for my son and I to collect the tractor from the farm in May 2011. I was surprised to find out that they were still living in the same caravan that they had lived in at the back of their business premises which they had moved up to the farm some 18 months previous. I remarked at the time that was the way my wife and I had started out on our farm 35 years ago.

Signed

.....  
J Thomas



Mr M Allsopp  
42 High Street  
Pontardawe  
Swansea  
SA8 4JH

To who it May Concern.

My name is Mike Allsopp and I am currently a serving Police Community Support Officer with South Wales Police.

In 2009 I was a PCSO for Amman Valley and areas adjacent to the Gwrhyd Mountains.

During 2009 there had been a number of anti-social behaviour reports centred around the Gwrhyd Mountain area where we were dealing with unlicensed off-road motorcycles, fly tipping, burnt out vehicles and drug use.

A number of complaints had been received from landowners in the area including from Mr Hague and Miss Morris who had moved onto to Penywaun Farm.

I and my colleague PCSO Rhys Thomas made visits to the various complainants including Mr Hague and Miss Morris at their farm in the latter part of 2009.

The morning we visited was extremely cold and me and my colleague PCSO Rhys Thomas were greeted by Mr Hague we were invited into their static caravan where we had a cup of tea and discussed their concerns about the ongoing reported incidents.

It became apparent whilst visiting Mr Hague and Miss Morris they were living in the static caravan and had carried out various general improvements to make themselves a comfortable lifestyle at Penywaun Farm.

Mr Hague and Miss Morris were of great assistance in helping Police to reduce and eventually minimise the reported anti-social and fly tipping incidents by their consistent use of a disused track across the mountain and reporting incidents whilst they were ongoing.

If there are any further clarifications required regarding this letter I can be contact on mobile

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Fforch Egel Farm  
Gwrhyd Road  
Rhiwfawr  
Swansea  
SA9 2SE

12<sup>th</sup> February 2020

To whom it may concern,

I was the owner of Penywaun Isaf Farm from the late seventies until 2004, when it was purchased by a Mr Price.

During my ownership, the land was improved dramatically by means of drainage work, ploughing and reseeded. I actually obtained Outline Planning for a dwelling in 1991/92, but this development was not carried out.

The years following the sale to Mr Price saw the land deteriorating badly, grazed by horses and no maintenance work. It was hard to believe I had been harvesting hay and silage on there for several years previously.

In the summer of 2009, I met Richard Hague at the boundary entrance to Penywaun from Fforch Egel, when he informed me he had purchased the land at Penywaun. I wished him luck with the work he had to do on the land, as it was by now very much overgrown and in very poor condition. Over the next few months he started with the work of cleaning up the land, spending many hours working late after returning from his daytime job, and living in a caravan on site.

A few months later, Richard asked me if he could bring a low loader with a static caravan over my access road to Penywaun, as the access over the common was unsuitable. This would also mean travelling a short distance over the access road through the neighbouring private forestry. I checked with the owner, explaining the situation to him, and permission was granted.

On the 1<sup>st</sup> April 2010, the low loader arrived to deliver the static caravan, this would obviously make life a lot easier than living in the one he had been living in over the past few months.

Over the past years, Richard and Candy have been involved in various actions within the farming community on the Gwrhyd. Attending meetings held here at Fforch Egel regarding the wind farm disputes, along with the Gwrhyd Commoners Association. They have joined in the "good neighbour" attitude by helping out when there is a need, as we have also helped them out when getting a tractor stuck whilst learning the lie of the land.

We have worked together as neighbours to deal with trespassers in the neighbouring forestry, always on hand when needed. They have made much improvement on the land, it is good to see it being re-instated and not an eyesore. Being their nearest neighbour I can confirm that they have been resident at Penywaun since 2009 and their presence has been welcomed as an extra form of security bordering my farm.

Yours faithfully,

Peter Birch



5 Redwood Place

Ebbw Vale

NP23 6BJ

18<sup>th</sup> February 20

To whom it may concern,

My name is Rebecca Rees. My husband, Chris and I became very good friends with Richard Hague and Candy Morris in 2003 after they painted my husband's motorcycle.

I remember they sold their property to have the money in place to purchase a farm and in the interim period they lived at their business premises in a static caravan. It was around 2008 as I was working for a company called Neat wholesale at the time whose premises were literally overlooking their business.

As a family we visited them many times after they moved to their farm in the summer of 2009, we lived in Rhiwfawr at the time and their farm was at the top of our road. It was lovely to allow my 3 children the freedom to explore the farm without having to worry about them, they also enjoyed playing on the farm quad.

We spent a weekend at the farm with Richard and Candy staying in their touring caravan on 18th.-19th September 2010 We had a barbecue, some of Richard's family were there and our kids played together (Photo and text messages on my phone confirm dates)

We visited the farm during the heavy snow of December 2010 as my children wanted to play on their sledges and warmed up afterwards in their caravan.

On 20th July 2012 my husband damaged the engine on his car after visiting Richard and Candy at their farm, very late in the evening, on the rough track back to our house. He had to leave it there and Richard had to bring him home, I remember the date because we went on holiday to our caravan in Newgale the week after and we invited Richard and Candy to come and stay with us for a night where we watched the opening ceremony of the London 2012 Olympics together.

We visited them many other times at their home on the farm up until 2016 when my husband and I split up and I moved back to Crickhowell

If you require any further information please do not hesitate to contact me on 07462 434910 .

Kind regards

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**racing | performance | training**

**18/02/20**

**To whom it may concern,**

**My name is Stefan Matuszak and write this letter as a statement of fact.**

**On the 18th of November 2009 I purchased a Green/Black Landrover series 3 registration number URV 678K from a Mr R Hague.**

**I collected the vehicle by trailer from his home address which was**

**Penywaun Farm  
Abernant  
Pontardawe  
SA84TA**

**It was abundantly clear to me that Mr Hague and his partner were living on the property as I was invited into their dwelling for coffee while we conducted our business and the resulting paperwork.**

**The bill of sale was retained by myself and is available if relevant.**

**Yours sincerely,**

**Stefan Matuszak**

**Director**

**Gotboost Ltd**

**GotBoost Ltd, Registered office: Unit 31 Sturmi way, Village Farm Ind Est, Pyle , Bridgend, CF336BZ  
Company registration No: 09313260**



Stuart Evans  
2 Alden Drive  
Cockett  
Swansea  
SA2 0FY

My name is Stuart Evans and I have been a serving officer in South Wales police for over 25 years. I have been friends with Richard Hague and Candy Morris for about the same length of time.

I have checked my old mobile phone for dated photographs and text message correspondence and can confirm that on 24<sup>th</sup> September 2010 myself and my then partner Natalie Matthews stayed at Penywaun farm with Richard and Candy. They were living in their static caravan and gave us the use of their touring caravan.

On 27<sup>th</sup> September 2010 we invited them to spend the day with us riding our horses in Pembrey country park which was when we took some photographs

I stay in regular contact with the couple and know that they still live there to this day.

18/2/20 .



I, Candida Louise Morris of Penywaun Farm, Llanguicke, Pontardawe, Neath-Port Talbot do solemnly and sincerely declare as follows:

1. On 15<sup>th</sup> July 2009, my partner Richard Alan Hague and I completed upon the purchase of the farm holding known as Penywaun Farm from a Deborah Price. I attach a Land Registry Title Entry and Plan which confirms that purchase, as "Document A".
2. At that time, we were in possession of a static caravan which had been purchased the previous year in April 2008. It had been kept at our business premises and used as temporary accommodation whilst awaiting the purchase of Penywaun.
3. At the time of the formal purchase of Penywaun, we were unable to secure arrangements to transport and relocate the static caravan to the farm holding, and instead purchased a touring caravan, and placed it upon the current hardstanding at the farm. I recall that this action was carried out within only a few weeks of the above purchase date. I recall we immediately began occupation of that caravan as our sole place of residence at Penywaun.
4. The holding did benefit from another static caravan which was sited near the ruins of the former farmhouse at Penywaun, however, we chose not to use this caravan as it lay at a position away from the current hardstanding and thus was impractical for day-to-day farming use.
5. I recall that our presence came to the attention of neighbouring farm owners, specifically Peter Birch of Fforchegel and Stanley and Howell Davies of Perthigweinion Farm. I recall them visiting the farmyard shortly after we took up occupation. We also attended Commoners meetings in the local community and engaged with other landowners. We also engaged with the Police who were investigating complaints of anti-social behaviour on and near the farm, being the use of unlicensed off-road motorbikes, burnt out cars and alleged drug taking in vehicles upon the farm tracks and road in the locality. I recall that in late July 2009, soon after purchase that we collaborated with the Police in the erection of warning signage upon the access gate off the highway to Penywaun's access track.
6. We hired a tractor from Parker Plant in Llanelli on 26<sup>th</sup> September 2009 and retained at Penywaun until 2<sup>nd</sup> October 2009. I attach a copy of the Hire receipt as "Document B." The tractor was hired to carry out field improvements at Penywaun. It was my Birthday on 28<sup>th</sup> September and took a photograph of the touring caravan set within the holding, which I attach a "Document C".
7. On the last day of the tractor hire, we decided to use the vehicle to relocate the existing static caravan located near the farmhouse ruin to a new position upon the hardstanding yard. It provided additional living space to the touring caravan.
8. The previously purchased static caravan continued to be sited upon our business premises in Pontardawe. We instructed Hayden Castle haulage to assist to relocate the static caravan to Penywaun. The relocation took place on 1<sup>st</sup> April 2010. We sought the permission of our neighbour Peter Birch to transport this caravan over his

land to access the hardstanding, as the existing track to Penywaun was unsuitable. We immediately relocated from the touring caravan to this newer static caravan on this date. The older static caravan was dismantled immediately thereafter as it was surplus to our requirements.

9. We have received many family and friends to Penywaun since taking up occupation in the summer of 2009. Richard's sister Esther Harris and her husband Chris Harris have been regular visitors and continue to visit Penywaun today. I recall them first visiting Penywaun in the latter part of 2009, wherein they brought their newly purchased pony, which they kept at Penywaun, until the beginning of 2011.
10. I also recall our friends Andrew Jones and Sandra Jones paying us regular visits soon after we purchased Penywaun. They also farmed land and had an excavator which I recall them bringing to Penywaun to assist in the laying and reinstating of a track to the farm. They assisted at the time we hired the above tractor. They would regularly visit Penywaun to enjoy barbeques and meals.
11. Another regular guest was Rebecca Rees (formerly Weldon), who used to visit with her husband at that time and their children. I recall them staying in the touring caravan on 18 and 19 September 2010. Our friend Stuart Evans visited a week later on 24 September and stayed overnight in the touring caravan with his partner Natalie Matthews. Shortly after these visits, we removed the touring caravan from Penywaun, as it became surplus to our requirements.
12. The static caravan was refurbished at this time, with a new log burner installed, replacement windows fitted and the whole unit insulated with a timber cladding as an external finish. However, we remained in occupation during these works. I recall taking photographs of these new works on my mobile phone, which is dated 22 October 2010, and produce these photos as "Document D".
13. I can confirm that Richard Hague and myself have resided in the caravan continuously as our permanent residence up to the present date.

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

DECLARED at DR JAMES + SON  
PONTARDAWE  
In the County Borough of Neath-Port Talbot

This 27<sup>th</sup> day of February 2020

Before me

A commissioner for Oaths or solicitor empowered to administer oaths

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

DECLARED at DR JAMES + SON  
Pontardawe  
In the County Borough of Neath-Port Talbot

This 27<sup>th</sup> day of February 2020

Before me

A commissioner for Oaths or solicitor empowered to administer oaths

I, Richard Alan Hague of Penywaun Farm, Llanguicke, Pontardawe, Neath-Port Talbot do solemnly and sincerely declare as follows:

1. I grew up on Gellionen Isaf Farm in Clydach, near Swansea. I joined the Royal Regiment of Wales after leaving school. Upon leaving the army I bought a flat in Clydach. After living next door to a series of bad neighbours, I sold my flat in 2008 to use the money to purchase Penywaun Farm.
2. I lived in a caravan next to my business unit on the Pontardawe Industrial Estate. Probate took the previous owner of the farm longer than anticipated. I took ownership of Penywaun in July 2009 and moved there with my partner Candida Louise Morris straight after. We used a touring caravan to live in, and some months later moved the static caravan that was already sited at the farm to provide more living space. They were sited on the hard standing at the lower part of the farm as it was much more sheltered.
3. I engaged with the local farming community for help and advice and couldn't wait to start rebuilding the farmhouse, unfortunately within months of buying the farm the credit crunch caused the collapse of several companies we were sub-contracted to leaving me exposed and subsequently being taken for more than £100,000. It took us several years to pay our creditors, rebuilding the farmhouse had to take a back seat as buying tractors, farm machinery, renewing fencing and looking after livestock took precedence.
4. In April 2010 we brought up the newer caravan that we had previously lived in by our unit. It had taken a while to organise as I had to find someone willing and able to move it and I had to seek permission to bring it through my neighbour's farm and through the forestry access track.
5. At the age of 50 I am not proud of living in a caravan for the past eleven years but have made no secret of my existence either. I met with Council Planning Officers next door on Penywaun Uchaf when Dan McCallum of Awel Coop had site meetings regarding the wind turbine development. I also spoke to the Inspector from the Welsh Assembly on another site visit. I stated to both parties that my only concern was that my access would not be affected as I live next door.
6. Our farm backs on to Penlle'r-fedwen common, in 2009 livestock theft and anti-social behaviour was rife. Fly tipping, illegal off-roading and drug use was prevalent. The Police were called on numerous occasions. Since we moved there these occurrences and thefts have dramatically decreased.
7. Returning the land into usable grazing pasture has been as uphill battle as it had been left to grow out of control. The amount of farm machinery and equipment needed to drain the pasture, rotovate, cultivate, reseed and mow for feed in the winter has been extensive. Initially the only tractor I could afford was a 1969 60hp Nuffield. As the years have passed, we invested in newer and bigger tractors and machinery to make farming easier. Looking back in retrospect, living on a hill farm in a caravan with no mains facilities or electric wasn't one of my best decisions but has been character building. The highs and lows are at extreme ends of the spectrum, seeing new lambs bouncing around in April to digging sheep out of the snow in the dark in January are just two examples that come to mind. I have embraced this lifestyle even with my physical disability and would not change a thing.