

19.01.2026

Storage Use Timeline

Before 2010

The site was said to have been used by previous owners to store diggers machinery and road working items.

From 2010 until 2015

The site was used for storage by Mrs Coopers husband. He was said to have stored Lorry body containers and other items in various brick outbuildings, sheds and vehicles.

In 2011 Mr Cooper had water installed

From 2015

Stephen Brealey has used the site in conjunction with his development business. since 2015 storing building materials for use on his construction sites. Please read letter from Mrs Colleen Cooper (7 February 2025) to learn the background to the use of the site in the preceding 5 years and the sale to Stephen Brealey. He acquired the site with machinery and plant there which had previously been stored by Mr Cooper.

In March the storage use was acknowledged by Sterling Law. Following this the Freehold was purchased.

Nottingham Cabin Company states that their digger was on site for maintenance purposes. They say in their statement that

over many years they delivered to the land and collected from the land, for Mr Brealey, Shipping Containers and cabins removing and delivering to various sites within the uk.

Improvement works took place using Napier Plant Hire (three photos show Digger machines tidying and clearing the site – see Napier’s statement. Note blockwork buildings sheds and hardcore. The concrete fencing is on the northern boundary.)

Building Materials in 2 shipping containers taken to site in June for storage from the Construction site at Sneinton by Nottingham Cabin Company.

In September following refusal of a Planning application a request was made by Nelsons Solicitors to remove vehicles and equipment from the Sneinton site. These were taken to the storage land at Derby Road, Kirkby.



Driveway and gateway in use



Storage visible

January 2016

Building materials and site facilities continue to be stored

and moved to and from site as necessary including in June when 4 shipping containers which were transported by Nottingham Cabin Company to the construction site at Lenton, Nottingham.

Mr Brealey's company was formed as Victoria Thomas Holdings Ltd and purchased land at 16-22 Abbey Street, Nottingham via Deborah Services (Holdings)Ltd Napier Plant Hire on site at Derby Road clearing overgrowth in October (photo).

January 2017

In June a site at Newstead was assembled by 2 purchases and the storage land was used in conjunction with the development project.

In June the Nottingham Cabin Company transported 4 Cabins from the construction site at Lenton to the storage land at Derby Road, Kirkby.



Driveway and gate in use.

During this year Mr Bealey was asked to confirm to the council what his intentions were for the land (see email).

At this time mains electricity was installed on site.(See email)

January 2018

Development was in progress at Abbey Street, Nottingham and at Newstead. During this year storage of plant, equipment, building materials and vehicles used the storage land at Derby Road, Kirkby.

In August a further development site was acquired at Clipstone from the Nottingham Community Housing Association via Bhatia Best Solicitors and subsequently serviced with Plant Equipment and Materials from the storage land at Derby Road, Kirkby.

January 2019

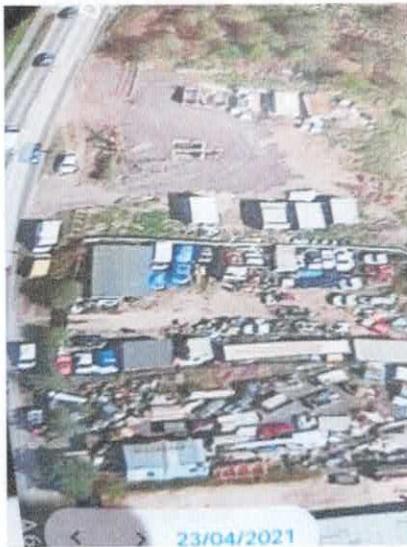
Nottingham Cabin Company transported 2 Shipping Containers from the Lenton site to the storage land at Derby Road, Kirkby.

An aerial photograph believed to be from 2019 shows cabins and vehicles stored on the land.



January 2020

Nottingham Cabin Company confirms that it has continued to provide transport to and from the land to various construction sites for Mr Bearley.



January 2021

During late 2020 and early in 2021 five cabins were located on the site for long term storage.

January 2022

Storage was ongoing.

January 2023

Ashfield DC planning advised the appellant to apply for a certificate of lawfulness which was refused on the grounds of insufficient evidence.

January 2024

Why did the appeal pause for a year?

January 2025

In March a further application was made with new evidence relating to previous use of the site for Storage (see letter from Mrs Collen Cooper whose husband has owned the site until it was sold to Stephen Brealey).

The application was refused even though the evidence now stretched to at least 15 years of continuous use.