



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **MAN/00EQ/PHP/2024/0600**

Property : **Horseshoe Farm Gypsy and Traveller Residential Site, Moston, Middlewich CW10 0HJ**

Applicant : **Cheshire East Council**

Respondent : **Oliver Boswell**

Type of Application : **Section 5A(3), Caravan Sites and Control of Development Act 1960**

Tribunal Members : **Tribunal Judge A Davies
Tribunal Member N Swain, MRICS**

Date of Decision : **24 June 2025**

DECISION

The Respondent is ordered to pay to the Applicant

(1) all sums due in respect of outstanding annual fees for the site licence issued in respect of Horseshoe Farm Gypsy and Traveller Residential Site; and

(2) the sum of £100, being the application fee paid by the Applicant to the Tribunal

such payments to be made no later than [21 days after this order is sent to the parties]

REASONS

1. The Respondent is the licence holder for Horseshoe Farm, Warmingham Lane, Moston, a gypsy and traveller site occupied under licence from Cheshire East Council.
2. Under section 5A of the Caravan Sites and Control of Development Act 1960 the Applicant is entitled to charge the licence holder an annual fee, subject to the provisions of subsection 5A(2) of the Act.
3. The Applicant has issued invoices to the Respondent for licence fees for the years 2019 to 2024 inclusive, the total sum being £1239. The invoices remain unpaid.
4. The Applicant has satisfied the Tribunal that the requirements of subsection 5A(2) have been met. The Respondent has not responded to the application, and has made no representations to the Tribunal.
5. Section 5A(3) entitles the Applicant to apply to this Tribunal for an order requiring the Respondent to pay “the amount due” on or before a date fixed by the Tribunal. The Tribunal makes no finding as to whether the amount due includes interest, this point not having been addressed by the parties. The Tribunal has not seen evidence that contractual interest has accrued on the debt. The Applicant also seeks an order for reimbursement of the £100 application fee paid to the tribunal office.
6. In the absence of any explanation for non-payment by the Respondent, the Tribunal makes the order requested by the Applicant.