

# ALLAN GARRICK

S O L I C I T O R S

Our Ref: AG/AB/8915  
Your Ref:  
When calling please ask for: LSG4/PROW/JB/5.32427(804/473)

Mr. A. Garrick

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Lancashire County Council  
County Secretary and Solicitors Group  
P O Box 78  
County Hall  
PRESTON  
PR1 8XJ

19 February 2008

Dear Sirs,

**Re: Wildlife and Countryside Act 1981 – PART III  
Claim for Definitive Map Modification Order  
Application No. 804/473**

We have been consulted on behalf of Melbourne Social Club & Institute Ltd who have handed us your letter of the 4<sup>th</sup> ultimo. Our clients oppose the application. Firstly we enclose a copy of the H M Land Registry Filed Plan indicating the boundaries of our clients property which are coloured round in red. We are in the process of compiling statements regarding the use of the pathways in question and will supply these as soon as possible. In the meantime we enclose copies of letters received by our client from Lancashire Constabulary and their insurance brokers Oval Insurance Broking supporting the reasons why our clients decided to gate the access.

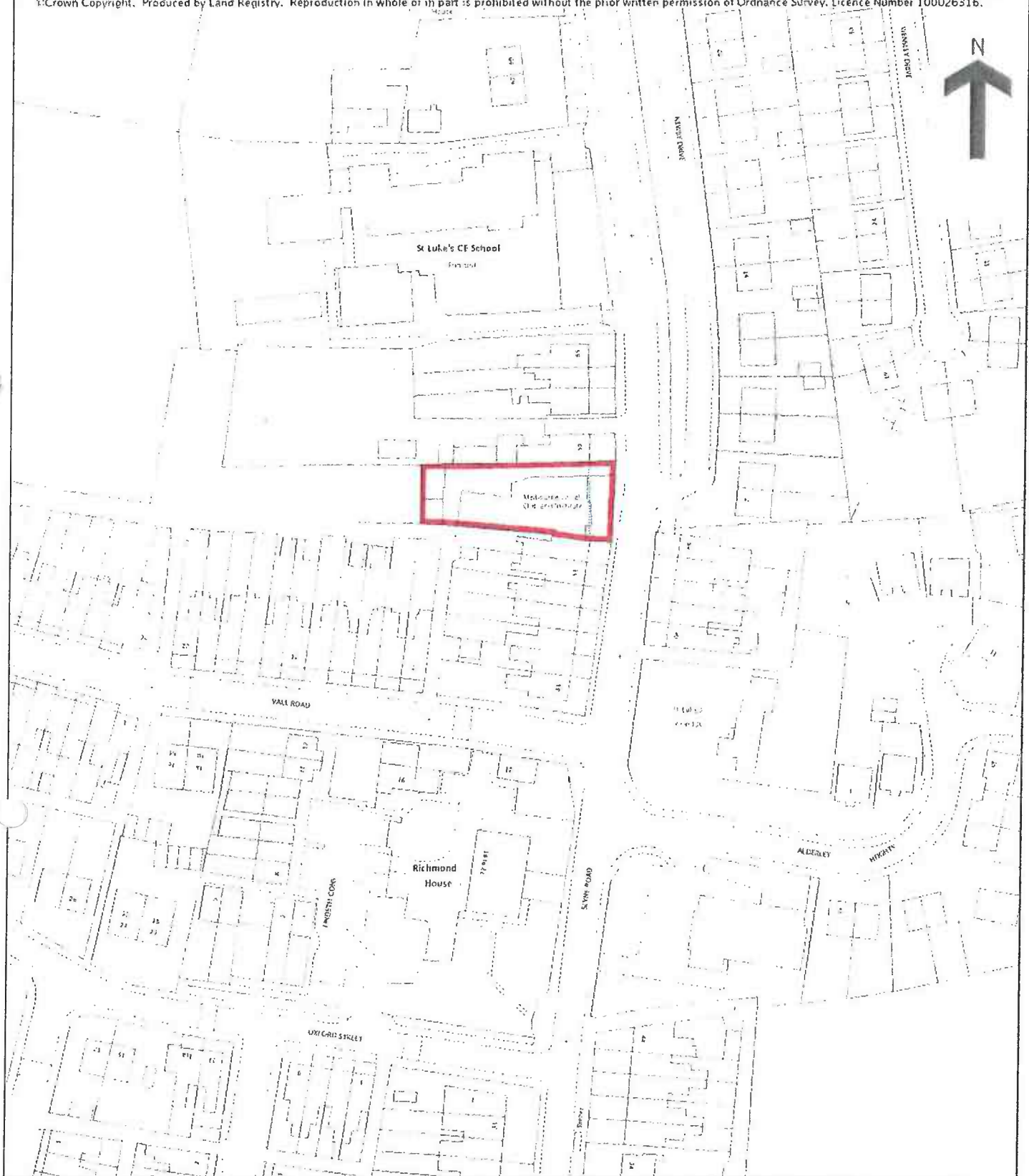
Yours faithfully,



ALLAN GARRICK



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Jan Brown – Crime Prevention Officer  
Lancashire Constabulary, Thurnham Street, Lancaster LA1 1YB  
Telephone: 01524 596538  
Email: Jan.Brown@lancashire.pnn.police.uk



**Lancashire  
Constabulary**

police and communities together

Mr J. Swales  
Club Secretary  
Melbourne Club  
9/0 40 Oxford Street  
Lancaster  
LA1 2NF

Date: 7<sup>th</sup> February 2008

Dear Mr Swales

**MELBOURNE CLUB, 57 SLYNE ROAD, LANCASTER**

Following my visit to the Melbourne Club on 5<sup>th</sup> February 2008, I would like to make the following recommendations and observations, regarding the security of the premises.

The social club is located north of the City centre of Lancaster in a mainly residential area. Since the 1<sup>st</sup> January 2007, there have been two offences committed at the premises, one of theft and a burglary. In both instances, entry was gained to the premises, via access at the alleyway at the rear.

At the time of my visit, a gate had been installed to prevent access at the rear and this is secured by means of a chain and padlock. In order to deter any further problems at the social club, I would recommend that this gate remains locked. I would also advise, that consideration is given to the installation of a lockable gate at the front of the premises.

Consultation should take place with a Fire Safety Officer, at Lancaster Fire Station, to ensure that fire regulations are not comprised, if the gates are padlocked whilst the premises is occupied. If this is the case, an alternative means of securing the gates may be required.

As a deterrent to removing the opportunity for easy access to any roof area of the building may be done by the fitting of devices such as anti-scaling collars to fall pipes or fluting to prevent them being climbed. Any roof areas which are easily accessible should have anti-vandal paint applied. Appropriate signage must be displayed in areas where anti-climbing devices have been used.

Please do not hesitate to contact me if you wish to discuss anything further.

Yours sincerely

A handwritten signature in black ink that reads "Jan Brown". The signature is written in a cursive style with a period at the end.

Jan Brown  
Crime Prevention Officer  
Northern Division



**Insurance Broking**

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Melbourne Social Club and Institute Ltd  
Melbourne House  
Slyne Road  
Lancaster  
LA1 2JH

13 February 2008

Dear Jack

**Club Policy BM PUB 1791302**

I refer to your recent telephone conversation with my office in Birmingham regarding the gates you have installed.

From an insurance perspective I would say that this can only be a sensible thing to do from a claim avoidance angle:

1. It may prevent people coming onto the site who have no reason to be there, although they could bring a claim against the club and its insurers if they are injured by for example an uneven surface. A potentially expensive claim of this type would increase your premium.
2. It may also improve the risk of theft as clearly it is more difficult to move property off site if prevented by a gate.
3. If cars are using the cutting through the grounds it would also lessen the risk of damage to the property by a vehicle and equally the risk of injury to persons on site by road vehicles.

Your insurance policy will cover any legal liability arising from the gates as long as they have been properly installed and are maintained, so I recommend that you keep them in place.

Yours sincerely

  
G P Wheway ACII  
Account Executive

Account Executive

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Your ref- AG/AB/8915  
Our ref LSG4/PROW/JB/5.32427(804/473)  
Date 21<sup>st</sup> February 2008

Dear Sirs

**WILDLIFE AND COUNTRYSIDE ACT 1981  
APPLICATION FOR DEFINITIVE MAP MODIFICATION ORDER -  
APPLICATION NO. 804/473  
YOUR CLIENT: MELBOURNE SOCIAL CLUB & INSTITUTE LTD**

Thank you for the confirmation of your land ownership in connection with the above-mentioned matter.

Your client's objection will be borne in mind by the County Council when the matter is referred to the Regulatory Committee for determination. I note that you are in the process of compiling further information and if you have any further representations to make, please forward them to this office at your earliest convenience. Once the Committee has considered the claim I will write to you again to notify you of the decision which has been reached.

**Please note that information supplied will be used in accordance with the processes under Statute and will not be confidential and may be disclosed to third parties.**

Yours sincerely

On behalf of the County Secretary & Solicitor

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**Jean Blackledge – Legal Officer**

County Secretary & Solicitors Group (Environment Section), PO Box 78,  
County Hall, Preston, PR1 8XJ  
DX No 710928 PRESTON COUNTY HALL

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