

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

Claim No. KB-2025-004667

DATED 12th January 2026

**TIM MOLONEY KC SITTING AS A DEPUTY JUDGE OF THE KING'S BENCH DIVISION
IN THE MATTER**

B E T W E E N : -



WEST BERKSHIRE DISTRICT COUNCIL

Claimant

and

- (1) UK LAND HOLDINGS 1 LTD
- (2) CAROLINE BERRY
- (3) NORA CONNORS
- (4) PATRICK FAGAN CONNORS
- (5) JIMMY O'CONNORS
- (6) JOHNNY WALL
- (7) PATRICK JAMES CONNORS
- (8) JOHN JUDE O'BRIEN
- (9) MICHAEL WALL
- (10) JERRY GROGAN
- (11) RICHARD O'BRIEN
- (12) JOSEPH DOYLE
- (13) NOREEN FLYN
- (14) PATRICK STOKES
- (15) BERNARD STOKES
- (16) TOMMY STOKES
- (17) VINCENT CRUMLISH
- (18) HUGHIE STOKES
- (19) BENJIT SINGH DHESI
- (20) THOMAS FLYNN
- (21) MARTIN STOKES

**(22) PERSONS UNKNOWN (THOSE WITH AN INTEREST IN OR INTENDING TO UNDERTAKE WORKS
OR INTENDING TO OCCUPY THE LAND KNOWN AS "LAND SOUTH OF READING ROAD,
ALDERMASTON, READING")**

- (23) GHEORGHE GHEORGHE
- (24) RODICA GHEORGHE
- (25) OWEN STOKES
- (26) THOMAS STOKES
- (27) PATRICK CRUMLISH
- (28) CHRISTOPHER RYAN
- (29) CHRISTOPHER STOKES
- (30) JAMES FLYNN
- (31) SERGU CACUI
- (32) NICOLE FILIPOPILSCHI

Defendants

INJUNCTION ORDER

PENAL NOTICE

IF YOU THE WITHIN NAMED UK LAND HOLDINGS 1 LTD, CAROLINE BERRY, NORA CONNORS, PATRICK FAGAN CONNORS, JIMMY O'CONNORS, JOHNNY WALL, PATRICK JAMES CONNORS, JOHN JUDE O'BRIEN, MICHAEL WALL, JERRY GROGAN, RICHARD O'BRIEN, JOSEPH DOYLE, NOREEN FLYN, PATRICK STOKES, BERNARD STOKES, TOMMY STOKES, VINCENT CRUMLISH, HUGHIE STOKES, BENJIT SINGH DHESI, THOMAS FLYNN, MARTIN STOKES, PERSONS UNKNOWN, GHEORGHE GHEORGHE, RODICA GHEORGHE, OWEN STOKES, THOMAS STOKES, PATRICK CRUMLISH, CHRISTOPHER RYAN, CHRISTOPHER STOKES, JAMES FLYNN, SERGU CACUI, NICOLE FILIPOPILISCHI

DISOBEY THIS ORDER YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND LIABLE TO IMPRISONMENT OR FINED OR YOUR ASSETS SEIZED. ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE DEFENDANTS TO BREACH THE TERMS OF THIS ORDER MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED.

IMPORTANT

1. This Order prohibits you from doing the acts set out in this Order. You should read terms of the Order and the guidance notes very carefully. You are advised to consult a solicitor as soon as possible. You have a right to ask the Court to vary or discharge the Order.
2. If you disobey this order you may be found guilty of Contempt of Court and may be sent to prison or fined. In the case of a Corporate Defendant, it may be fined, its Directors may be sent to prison or fined or its assets may be seized.

UPON the Claimant's urgent application without notice for an injunction pursuant to section 187B of the Town and Country Planning Act 1990, dated 18th December 2025.

AND UPON the Claimant's application for an interim injunction being heard without notice on 18th December 2025 by the Honourable Mr. Justice Cotter.

AND FURTHER TO the interim injunction order made in proceedings KB-2025-004667 which was granted on an urgent without notice basis by Mr Justice Cotter following a hearing on 18th December 2025 and sealed on 18th December 2025.

AND UPON READING the Claim Form, the Application Notice, the Details of the Claim, the witness statements of the Claimant as set out under Schedule A and accepted the undertakings listed in Schedule B at the end of this Order.

AND UPON Defendants 1, 5, 6, 7, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21 and 22 not attending the return date hearing on 12th January 2026 and the First Defendant confirming in writing that it had no objection to the continuation of the order of 18th December 2025 continuing.

AND UPON the Court deciding to proceed in the absence of the above Defendants.

AND UPON HEARING from counsel for the Claimant, Ms Lambert and from counsel for the unnamed Defendants Patrick Stokes, Christopher Stokes senior, Stacey Stokes, Oliver Crumlish, Maureen Stokes and Christopher Stokes, Mr. Rudd and from counsel for the second, third, fourth, eighth, eleventh, twelfth, thirteenth and thirtieth Defendants at the return date hearing before Tim Moloney KC (sitting as a deputy Judge of the King's Bench Division) on 12th January 2026.

AND UPON noting that the Order by Mr Justice Cotter was due to expire, in accordance with the terms of that Order.

IT IS ORDERED THAT UNTIL THE FINAL HEARING DATE OR FURTHER ORDER:

THE INJUNCTION

1. With immediate effect, and until the conclusion of the Claimant's substantive application for a s.187B injunction, or until handing down of judgment if judgment is reserved following that hearing, or further order in the meantime, in relation to the Land known as "Land south of Reading Road" ("the Land") as shown edged red on the attached plan, the Defendants, whether by themselves or by instructing, encouraging or permitting any other person, must not:
 - (i) Allow the use of the Land for human habitation or residential occupation or any other purpose in breach of planning control save for the one caravan marked X;
 - (ii) Bring onto the Land any additional caravans and/or mobile homes (above the number 14 caravans and 2 mobile homes already on the Land on 19th December 2025 which represents the baseline for the purposes of this Order) for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
 - (iii) Bring/erect/install any buildings or structures on the Land for the purposes of human habitation or residential occupation or any other purpose in breach of planning control;
 - (iv) Bring onto the Land any further portable structures including portable toilets (above the number 2 already on the Land on 19th December 2025 which represents the baseline for the purposes of this Order) for purposes associated with human habitation or residential occupation or any other purpose in breach of planning control;

- (v) Bring onto the Land any further waste materials and/or hardcore and/or like materials for any purpose, including the further creation/laying of hardstandings or hard surfaces, in association with the use of Land for the stationing of caravans and/or mobile homes for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
- (vi) Carry out any further works in relation to the formation of paths, roadways or any works including the provision of sewerage, water and electricity infrastructure associated with the use of caravans and/or mobile homes for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
- (vii) Carry out any further works to the Land associated with or in preparation for its use for stationing caravans and/or mobile homes or for the erection of a building and/or any structure for human habitation or residential occupation or any other purpose in breach of planning control;
- (viii) Erect any further fencing on the Land associated with or in preparation for the use of the Land for the stationing of caravans and/or use of the buildings/structures on the Land for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
- (ix) Remove any further trees on the Land to facilitate the use of the Land for residential occupation or any other purpose in breach of planning control;
- (x) Undertake any further development on the Land as defined in section 55 of the Town and Country Planning Act 1990 without the express grant of planning permission.

IT IS FURTHER ORDERED THAT:

ALTERNATIVE SERVICE

1. Pursuant to CPR 6.15 and 6.27, permission for alternative service of the order on the Defendants is granted.
2. Service of this Order on all of the Defendants may be effected by the Claimant:
 1. Affixing sealed copies of the Order in transparent waterproof envelopes at conspicuous locations at the accesses to the Land, at each separate plot within the Land and on each of the caravans/mobile homes on the Land and on stakes at various intervals within the Land where possible.
 2. Posting by way of first class post sealed copies of the Order to each of the addresses of the Defendants known to the Claimant.
3. This shall be deemed to be good and sufficient service of this Order on all of the Defendants and the need for personal service of this Order is dispensed with in relation to each of the Defendants (for the purposes of CPR Part 81).

4. Furthermore, service of this Order and related documentation may be effected by email on those Defendants represented by Couchman Hanson using the email address of instructed solicitor Varinder Bhandal of Couchman Hanson (v.bhandal@couchmanhanson.co.uk).
5. Furthermore, service of this Order and related documentation may be effected by email on those Defendants represented by Brilliance Solicitors using the email address of instructed solicitor Varinder Bhandal of Couchman Hanson (casework@brilliancesolicitors.co.uk).
6. The Claimant shall also provide a QR code with the Order providing access to the Application Notice, the Claim Form and evidence in support of the Application.
7. The Claimant shall publish a sealed copy of this Order on the Claimant's website.
8. Subject to further order, copies of any future documentation may be validly served on the Defendants in the ways specified above.
9. Should the Claimant become aware of the identity of any of the persons currently encompassed within the 22nd Defendant, it shall apply, as soon as reasonably practicable thereafter, to join that individual to these proceedings as a named defendant.
10. Any Defendant shall provide written notification to the Claimant 5 working days before any transfer of any interest in the Land or the grant of any lease, sub-lease, assignment, demise, sub-demise or licence. Such notification shall include particulars of the new party with an interest in the Land.
11. Pursuant to CPR 40.7(1) this Order takes effect from the date it was made by the Court.

SERVICE OUTSIDE OF THE JURISDICTION

12. Further to an application made on 18th December 2025, the Claimant has permission to serve the Claim Form, Order for Interim Injunction and any other document in these proceedings on the First Defendant at 19-21 Circular Road, Douglas, Isle of Man, IM1 1AF.

FURTHER NAMED DEFENDANTS

13. Further to the Claimant's application to add named Defendants, the following are now named Defendants in these proceedings: GHEORGHE GHEORGHE, RODICA GHEORGHE, OWEN STOKES, THOMAS STOKES, PATRICK CRUMLISH, CHRISTOPHER RYAN, CHRISTOPHER STOKES, JAMES FLYNN, SERGU CACUI, NICOLE FILIPOPILSCHI, THOMAS FLYNN.

AND BY CONSENT the Return Date hearing is adjourned with directions as follows:

14. The Defendants must file and serve any evidence upon which they wish to rely at the hearing of the substantive application by 9th February 2026;
15. The Claimant must file and serve any further evidence which it seeks to rely upon at the hearing of the substantive application by 23rd February 2026;

16. The Parties must file and serve a joint bundle three weeks prior to the hearing date;
17. Skeleton arguments are filed and served two week prior to the hearing date;
18. The hearing of the Claimant's substantive application for a section 187B injunction shall be listed to be heard on the first available date after 2nd March 2026 with a time estimate of 1 day.

DIRECTIONS FOR THE APPLICATION TO VARY THE INJUNCTION ORDER

19. Defendants 2,3,4,8,10,12,13 and 22 must file and serve any evidence upon which they wish to rely at the hearing of their application to vary the injunction order by 16th January 2026;
20. The Claimant must file any evidence in response at the hearing of the application to vary the injunction order by 22nd January 2026;
21. The hearing of the application to vary the injunction order made by Defendants 2,3,4,8,10, 12, 13 and 22 to be heard in the week commencing 26th January 2026.

VARIATION OR DISCHARGE OF THIS ORDER

22. The Defendants may each of them (or anyone notified of this Order) apply to the Court on 48 hours written notice to the Claimant's legal representatives to vary or discharge this Order (or so much of it as affects that person). Except that the hours between 5pm on any Friday and 9am on any Monday cannot be counted as part of the 48 hours' notice period.
23. Any person, other than the named Defendants, who wishes to be heard must apply to the court to be added as a named defendant to these proceedings and must provide their names and contact details in the application.

COSTS OF THE APPLICATION

24. Costs reserved.
25. Liberty to apply.

GUIDANCE NOTES

Effect of this Order – The Defendants

A Defendant who is an individual who is ordered not to do something must not do it himself or in any other way. He must not do it through others acting on his behalf or on his instructions or with his encouragement.

Effect of this Order - Parties other than the Claimant and Defendants

It is a Contempt of Court for any person notified of this Order knowingly to assist in or permit a breach of this Order. Any person doing so may be sent to prison, fined or have his assets seized.

Interpretation of this Order

1. In this Order, the words “the Land” means land known as “Land south of Reading Road,” as shown edged red on the attached plan (“the Land”).
2. In this Order, where there is more than one Defendant (unless otherwise stated) references to “the Defendants” means each or all of them.
3. A requirement to serve on “the Defendants” means on each of them. However, the Order is effective against any Defendant on whom it is served.
4. An Order requiring “the Defendants” not to do anything applies to all Defendants.
5. In this Order, the 22nd Defendant identified only as “Persons Unknown” refers to those adult persons who are not named Defendants to this Application who have an interest in the Land and/or intend to carry out further works to the Land and/or are intending to occupy the Land or any other purpose in breach of planning control.

Communications with the Court

All communications to the Court about this Order should be sent to Room WG08, Royal Courts of Justice, Strand, London, WC2A 2LL (020 7947 6010). The offices are open between 10 a.m. and 4.30 p.m. Monday to Friday except holidays.

SCHEDEULE A

Evidence

The Judge read the following written evidence before making this Order:-

1. First Witness Statement of Fenella Woods dated 17th December 2025
2. First Witness Statement of Carolyn Richardson dated 17th December 2025
3. Second Witness Statement of Fenella Woods dated 8th January 2026
4. Second Witness Statement of Carolyn Richardson dated 8th January 2026
5. First Witness Statement of Rob Sutill dated 9th January 2026
6. Third Witness Statement of Fenella Woods dated 12th January 2026
7. Fourth Witness Statement of Fenella Woods dated 12th January 2026

SCHEDULE B

Undertakings given to the Court by the Claimant:-

1. As soon as practicable the Claimant will serve on the named Defendants a sealed copy of this Order and evidence in support of the Application and any future documentation pursuant to the Order for alternative service herein.
2. To use the Claimant's best endeavours to effect personal service on the named Defendants.

Name and Address of Claimant's Legal Representatives:-

Ms Sarah House
Legal & Democratic Services
West Berkshire Council
Market Street
Newbury
RG14 5LD
Elm Yard

Tel: 01635 519957
Email: Sarah.House@westberks.gov.uk

**IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
DATED 12th January 2026
IN THE MATTER
B E T W E E N:-**

WEST BERKSHIRE COUNCIL

Claimant

-and-

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Defendants

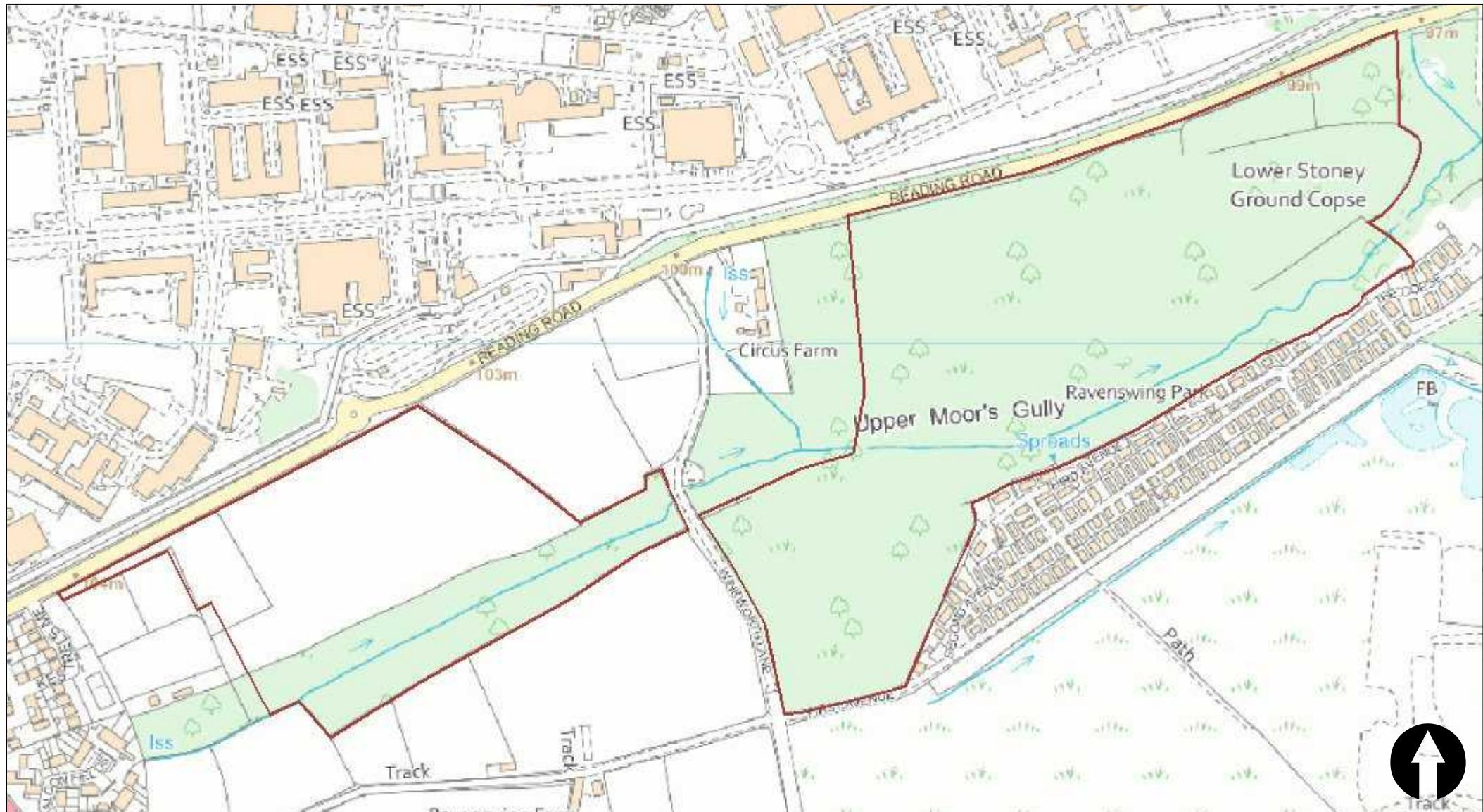
INJUNCTION ORDER

PENAL NOTICE

IF YOU THE WITHIN NAMED DEFENDANTS: UK LAND HOLDINGS 1 LTD, CAROLINE BERRY, NORA CONNORS, PATRICK FAGAN CONNORS, JIMMY O'CONNORS, JOHNNY WALL, PATRICK JAMES CONNORS, JOHN JUDE O'BRIEN, MICHAEL WALL, JERRY GROGAN, RICHARD O'BRIEN, JOSEPH DOYLE, NOREEN FLYN, PATRICK STOKES, BERNARD STOKES, TOMMY STOKES, VINCENT CRUMLISH, HUGHIE STOKES, BENJIT DHESI, THOMAS, MARTIN STOKES, AND PERSONS UNKNOWN AND GHEORGHE GHEORGHE, RODICA GHEORGHE, OWEN STOKES, THOMAS STOKES, PATRICK CRUMLISH, CHRISTOPHER RYAN, CHRISTOPHER STOKES, JAMES FLYNN, SERGU CACUI, NICOLE FILIPOPILSCHI

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COURT AND LIABLE TO IMPRISONMENT OR FINED OR YOUR ASSETS
SEIZED***

Ms Sarah House
Legal and Democratic Services
West Berkshire Council
Tel: 01635 519957
Solicitors for West Berkshire Council



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