

**Our Ref:** 01/00135/ENF (E) & 01/00135/ENF (F)

**Strategic Manager:** Alun Davies

**Your Ref:**

**Enquiries to:** Mrs A Murphy

**Date:** 7 September 06

**Planning Services**

Monkton Park

Chippenham

Wiltshire

SN15 1ER

Tel: 01249 706635

Fax: 01249 460810

[www.northwilts.gov.uk](http://www.northwilts.gov.uk)

Dear Sir/Madam

**ENFORCEMENT NOTICES AT LAND AT LANGLEY GREEN, LANGLEY BURRELL,  
CHIPPENHAM, SN15 4LL**

The Council have issued Enforcement Notices relating to the above Land and I now serve on you copies of this Notice, in view of your interest in the Land.

Unless an appeal is made, as set out in the Annex, the Notice will take effect on the date shown in Paragraph 7 of the Notice and you must ensure that the required steps for which you may be held responsible are taken within the period or periods specified.

Yours faithfully



**Charles Pescod**  
Implementation Team Leader  
Development Control and Listed Buildings



INVESTOR IN PEOPLE

To: Ms Fairfax  
Langley Green House  
Langley Burrell  
Chippenham  
Wiltshire  
SN14 4LL

Mr A W Francis  
35 Seend Cleeve  
Melksham  
Wiltshire  
SN12 6PU

The Owner / Occupier and  
any other person with an  
interest in the land at  
Langley Green House,  
Langley Burrell,  
Chippenham, Wiltshire,  
SN15 4LL

Mr G Fairfax  
Howstate  
Lynton Park  
Foxgrove Road  
Canyon Leigh  
New South Wales  
2577  
Australia

**Our Ref:** 01/00135/ENF (E)

**Strategic Manager:** Alun Davies

**Your Ref:**

**Enquiries to:** Mrs A Murphy

**Date:** 7 September 2006

**Planning Services**

Monkton Park

Chippenham

Wiltshire

SN15 1ER

Tel: 01249 706640

Fax: 01249 460810

[www.northwilts.gov.uk](http://www.northwilts.gov.uk)

Dear Sir/Madam

**ENFORCEMENT NOTICE AT LAND AT LANGLEY GREEN, LANGLEY BURRELL,  
CHIPPENHAM, SN15 4LL**

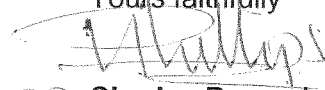
Should you wish to appeal against the enforcement notice on ground (a) as provided by Section 174 (2)(a) of the Town and Country Planning Act 1990 (as amended) the following fees will be required:-

£235 for both the Planning Inspectorate and the Local Planning Authority.

The cheque for the Planning Inspectorate should be made payable to the First Secretary of State and for the Local Planning Authority should be made payable to the North Wiltshire District Council. Only one person needs to pay a fee.

These fees must be included with your appeal forms, which you have to send to the Council at the above address and the Planning Inspectorate at the address on the appeal form.

Yours faithfully



**Charles Pescod**  
Implementation Team Leader  
Development Control and Listed Buildings



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2577  
Australia

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**Town and Country Planning Act 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

Issued by: North Wiltshire District Council

- (1) THIS IS A FORMAL NOTICE which is issued by North Wiltshire District Council (“the Council”) because it appears to them that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue a notice, having regard to the provisions of the development plan and to other material planning considerations.

**SCHEDULE 1**

**THE LAND AFFECTED**

Land at Langley Green, Langley Burrell, Chippenham, SN15 4LL, shown hatched and crosshatched on the attached plan.

(“the land”)

**SCHEDULE 2**

**THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the material change of use of land from residential and agriculture to a mixed use of residential, agriculture and equestrian use and the construction of wooden stables/sheds, gallop and paddocks enclosure, pond and bridges, play equipment and road.

(“the unauthorised development ”)

**SCHEDULE 3**

**REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the unauthorised development took place within the last ten years and four years respectively.

The unauthorised development is detrimental to the character, appearance and setting of the open countryside, the Langley Burrell Conservation Area and Langley Green House contrary to policies C3, HE1 and HE4 of the adopted North Wiltshire Local Plan 2011 and policy HE7 of the Wiltshire and Swindon Structure Plan 2016.

#### **SCHEDULE 4**

#### **WHAT YOU ARE REQUIRED TO DO TO REMEDY THE BREACH OF PLANNING CONTROL**

1. Cease the use of the land cross-hatched for residential curtilage and/or equestrian use
2. Remove the operational developments and other materials associated with the unauthorised development including: the gates and fencing setting out the gallop and paddocks enclosure, the pond and bridges, the play equipment, the road leading up to the north-eastern corner of the outbuildings from the Crossing Lane and the wooden stables/sheds.
3. Restore the natural contours of the ground from which developments and materials have been removed and ensure that the surface comprises only topsoil to a depth of at least 300mm.

#### **SCHEDULE 5**

#### **TIME FOR COMPLIANCE**

Six months after this notice takes effect

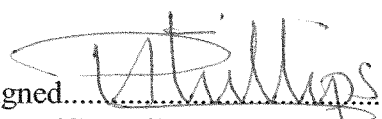
#### **SCHEDULE 6**

#### **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 26 October 2006 unless an appeal is made against it beforehand.

Issued:

7<sup>th</sup> September 2006

Signed.....  
(Council's authorised officer)

North Wiltshire District Council

#### **Your Right of Appeal**

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 26 October 2006. The enclosed booklet "Making Your Enforcement Appeal" sets out your rights. Read it carefully.

You may use the enclosed appeal forms. One is for you to send to the Secretary of State with the spare copy of this enforcement notice, which is enclosed. The others are for you to send to the Council and for your records.

#### **If You Appeal**

If you lodge an appeal then you must submit to the Secretary of State, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly the facts that you propose to rely on, in support of each of those grounds. Either:

When giving notice of appeal; or

Within 14 days from the date that the Secretary of State sends you notice that requires you to send a statement.

If you wish to have your appeal also considered as a deemed application for planning permission or you intend to make an appeal under Ground (a), you may be required to pay a fee. A fee may be payable under Regulation 10 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 for the deemed application for planning permission for the development alleged to be in breach of planning control in the enforcement notice. The Fee for this case is £265. This amount is payable both to the Council and to the Secretary of State.

### **What happens if you do not appeal**

If you do not appeal against this enforcement notice, it will take effect on 26 October 2006 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

### **Who this Enforcement Notice is Served On**

Ms Fairfax, Langley Green House, Langley Burrell, Chippenham, SN15 4LL

Mr A. W. Francis 35 Seend Cleeve Melksham Wilts SN12 6PU

Mr G Fairfax, Howstate, Lynton Park, Foxgrove Road, Canyon Leigh,  
New South Wales, 2577, Australia

The Owner, Occupier and any other person with an interest in the Land at Langley Green House,  
Langley Burrell, Chippenham, SN15 4LL

If you believe that there is someone else who should be served or any of those listed above has not received a copy of the notice or any other document please let that person and the Council know of this omission as soon as possible.

Enclosures:

Site Plan

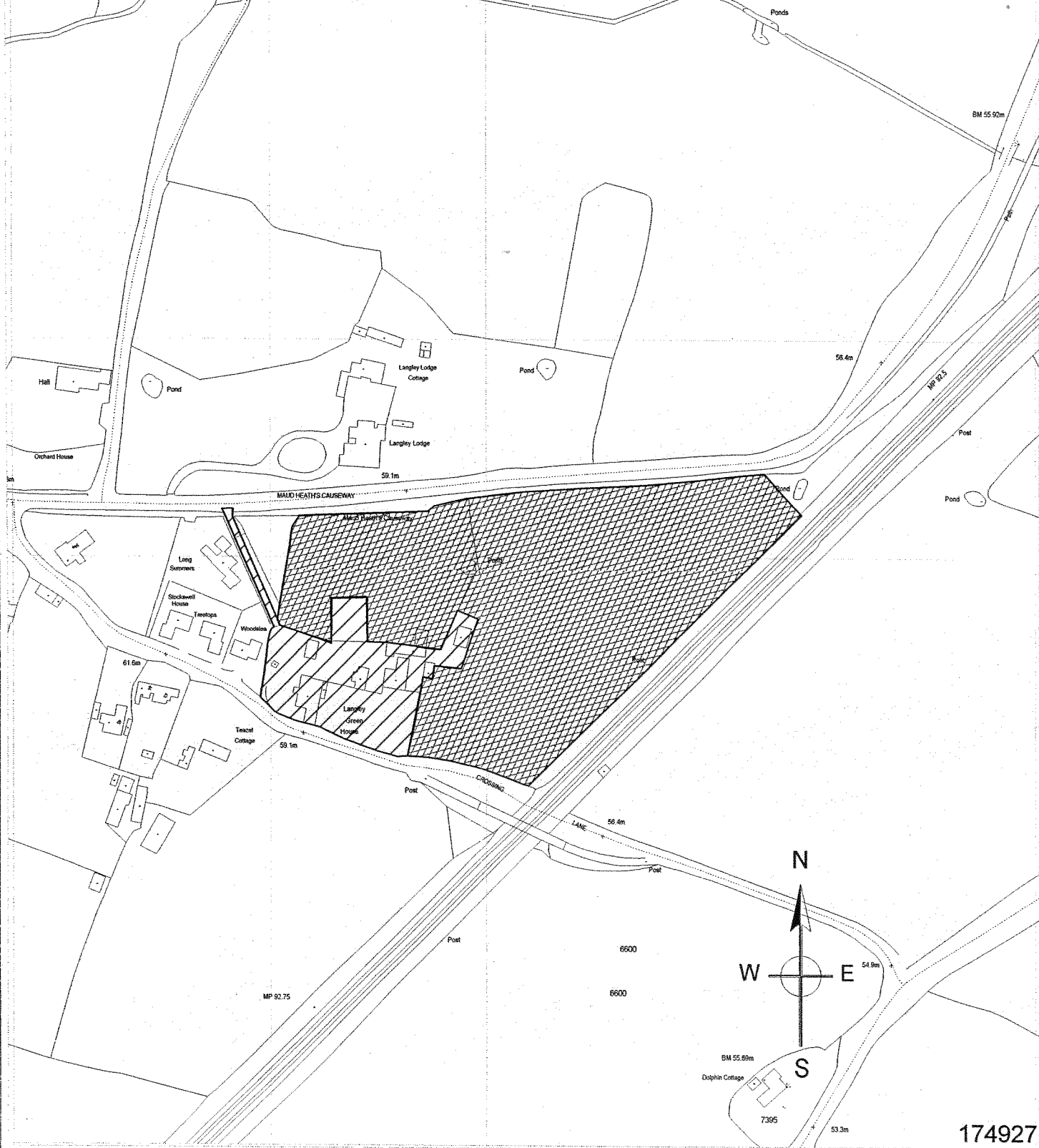
Appeal Forms (3 Copies)

Appeal Guide Booklet

Enforcement Notice (3 Copies)

393378

# Enforcement Notice



*North  
Wiltshire  
District  
Council*

Langley Green House, Langley Burrell, Chippenham, Wilts SB15 4LI

SCALE: 1:2500

Grid Ref: ST9353 7515 01/00135/ENF (E)

Planning Services

25/8/2006

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NORTH WILTSHIRE DISTRICT COUNCIL - 100017933 2006