

Our Ref: 02.00291.ENF

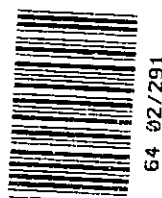
Your Ref:

Enquiries to: Robin Williams

Date 23 March, 2005

Strategic Manager: Alun Davies

TO WHOM IT MAY CONCERN



**Planning Services**

Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER

Tel: 01249 706640

Fax: 01249 460810

email: [rwilliams@northwilts.gov.uk](mailto:rwilliams@northwilts.gov.uk)

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

Dear Sir/Madam

**APPEAL BY MR & MRS S GRIGGS**

**OAK TREE FARM, STANTON LANE, STANTON ST QUINTIN, CHIPPENHAM, WILTS**

I refer to the enforcement notice (issued under the Town & Country Planning Act 1990 with reference 02.00291.ENF) relating to Land at Oak Tree Farm, Stanton Lane, Kingston St Michael, Chippenham, Wiltshire, SN14 6JP copies of which were served on you dated 20<sup>th</sup> October 2004.

You may be aware that an appeal to the Planning Inspectorate was lodged against the notice and the only ground of appeal was that the time period for compliance given in the notice of six months was insufficient. By agreement with the appellant's agent Mr B. Cox of South West Law the appeal has been withdrawn on the basis that the Council extends the period to comply with the enforcement notice to 18<sup>th</sup> January 2006.

Please take this letter as the Council's formal notification that the period to comply with the notice is extended until 18<sup>th</sup> January 2006. Should the requirements of the notice not be met by this date there will be a breach of the enforcement notice. Failure to comply with an enforcement notice can result in prosecution and /or remedial action by the Council.

Yours faithfully

**Robin Williams**  
**Principal Planning Officer - Enforcement**



INVESTOR IN PEOPLE

Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER  
Telephone 01249 706640  
Fax 01249 810625

**North Wiltshire  
District Council**

# Fax

**To:** Simon chambers

**From:** Carolyn Garrett

**Fax:** 01285 841489

**Pages:**

**Phone:**

**Date:** 16 February, 2005

**Re:**

**CC:**

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

Griggs notice



# ENFORCEMENT SERVICES

Specialists in Remedial Action

7 STATION ROAD, WINSLOW, BUCKINGHAMSHIRE MK18 3DZ  
TEL: 01296 715508 Mobile 07714 580 273 email [enforcementservices@btinternet.com](mailto:enforcementservices@btinternet.com)

Our Ref: NW  
Your Ref: 02.00291.ENF

Robin Williams  
Planning Services  
North Wiltshire District Council  
Monkton Park, Monkton Hill  
Chippenham  
Wiltshire SN15 1ER

22 November 2004

Dear Mr Williams

**Re: Unauthorised Development at Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP**

I confirm that the enforcement notice issued by the Council on 20 October 2004 in relation to this site was served by me as follows:

1. Owner, Occupier and any Other Person with an Interest in Land at Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP – hand delivered and displayed on site at 11.35 on 20 October 2004
2. Mr & Mrs Steven and Sally Griggs, Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP – posted on site at 11.35 on 20 October 2004

Yours sincerely

Nigel Wicks BTP, Dip Law, MRTPI Chartered Town Planner  
Director

Enforcement Services Ltd: Registered in England 4596940  
Registered office: Birch Cooper Accounting Services Ltd, 26 Badgers Way, Buckingham MK18 7EQ

VAT Registration No. 786 8019 82

PLANNING SERVICES	
24 NOV 2004	
PLANNING	ENFORCEMENT

**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 Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP shown hatched on the attached plan.

("the land")

**SCHEDULE 2**

**THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the Material Change of Use of the land from agriculture to a mixed use for residential, business and for the keeping and breeding of dogs including the erection/installation of sheds, mobile homes and other buildings or temporary accommodation, hardsurfacing and fencing.

("the unauthorised development ")

**SCHEDULE 3**

**REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the unauthorised development took place within the last 10 years and 4 years respectively.

The unauthorised development is inappropriate to the open countryside in general, harmful to the rural character and appearance of the locality and contrary to the safety and convenience of highway users contrary to policies RH16, RH17 and RC9 of the North Wiltshire Local Plan – Adopted 2001, policies C4, BD6 and H10 of the North Wiltshire Local Plan 2011 Deposit Draft and DP16 of the Wiltshire Structure Plan 2011.

The location of the unauthorised development is contrary to local and national sustainability policies, which seek to minimise the use of energy consumed in travel including policy DP1 of the Wiltshire Structure Plan 2011.

#### **SCHEDULE 4**

#### **WHAT YOU ARE REQUIRED TO DO**

1. Cease the use of the land for residential, business and for the keeping and breeding of dogs; and
2. Remove all buildings, temporary accommodation, vehicles, equipment and other materials, hardsurfacing and fencing associated with the unauthorised use including the mobile home, day room, portakabin, corrugated iron sheds, kennels and the close boarded boundary fencing which exceeds 1 metre height adjacent the vehicular highway.

#### **SCHEDULE 5**

#### **TIME FOR COMPLIANCE**


Six months after this notice takes effect.

#### **SCHEDULE 6**

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

This notice takes effect on 1 December 2004 unless an appeal is made against it beforehand.

Issued: 20 October 2004

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 Planning Inspectorate before 1 December 2004. 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 Planning Inspectorate 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 Planning Inspectorate, 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 Planning Inspectorate 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 £4,180. This amount is payable both to the Council and to the Planning Inspectorate.

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

If you do not appeal against this enforcement notice, it will take effect on 1 December 2004 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**

Owner Land at Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP

Occupier Land at Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP

Any Other Person with an Interest in Land at Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP

Mr & Mrs Steven and Sally Griggs, Oak Tree Farm, Stanton Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP

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

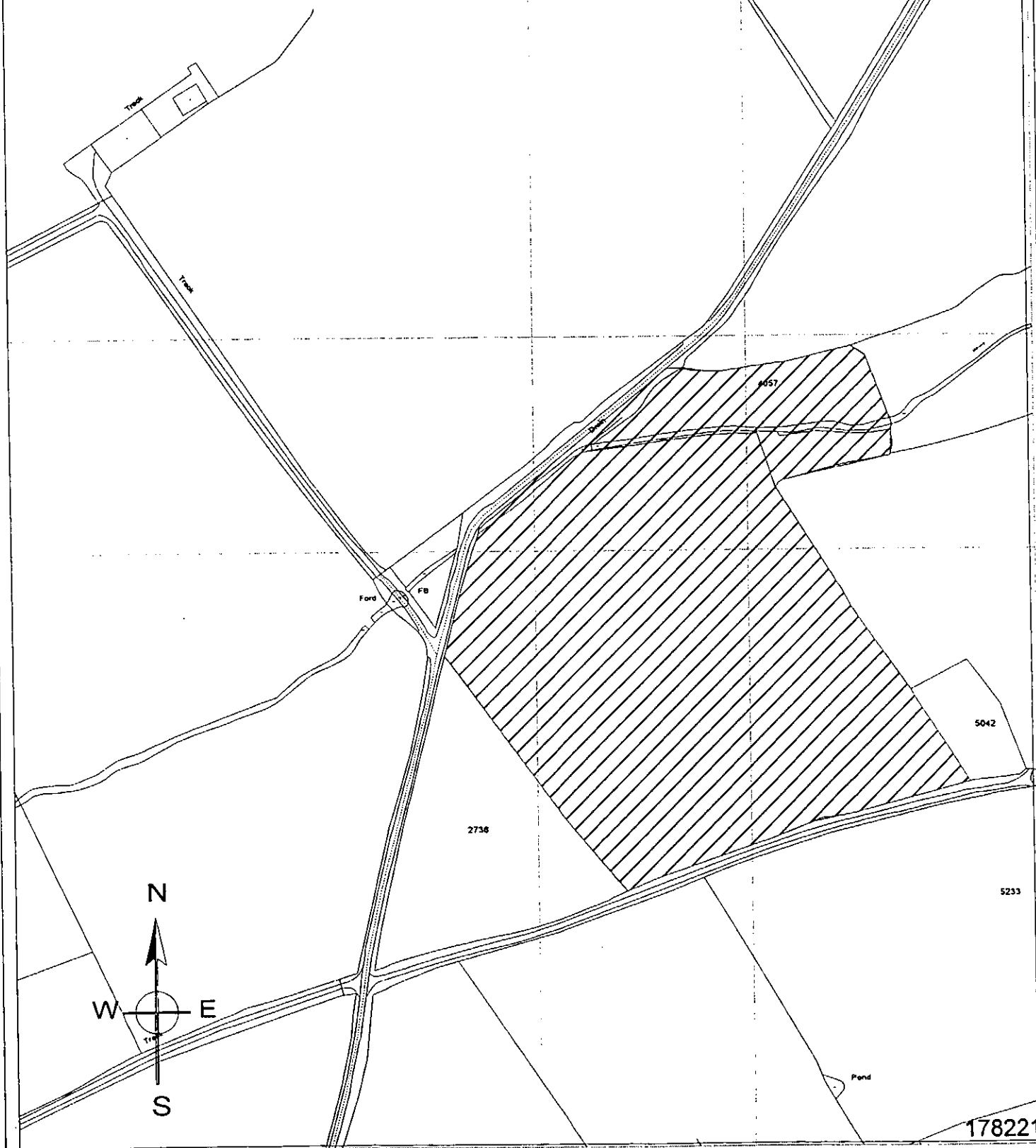
Appeal Forms (3 Copies)

Appeal Guide Booklet

Enforcement Notice (3 Copies)

390059

# Enforcement Notice



*North  
Wiltshire  
District  
Council*

Field 4057, Stanton Lane, Kington St Michael, Chippenham  
SCALE: 1:1250

Grid Ref: ST9035 7849 02.00291.ENF

Planning Services 18/10/2004

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NORTH WILTSHIRE DISTRICT COUNCIL- 100017933 2004