



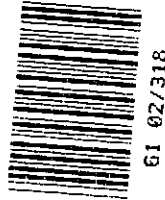
ENFORCEMENT SERVICES

Specialists in Remedial Action

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

Our Ref: NW
Your Ref: 02.00318.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 12 Rixon Gate, Ashton Keynes, Wiltshire
SN6 6QW**

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:

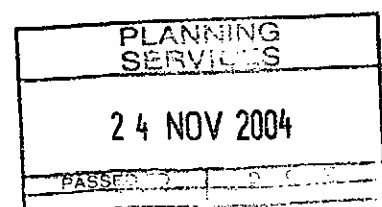
1. Owner, Occupier and any Other Person with an Interest in Land at 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW – hand delivered and displayed on site at 12.48 on 20 October 2004
2. Anthony John Freeth, Glendora 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW – hand delivered at 12.34 on 20 October 2004
3. Christine Mary Freeth, Glendora 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW – hand delivered at 12.34 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



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 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW 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 a dwelling to a mixed use as a dwelling and for the keeping and treatment of dogs together with operational development including the erection of temporary living accommodation, kennels, treatment rooms, hardsurfacing, stores (including a box trailer) 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 and the Nature Conservation Site of Local Importance in particular by reason of unsightliness, noise and disturbance. As such it is contrary to policies RE19, RC9 and RC16 of the North Wiltshire Local Plan – Adopted 2001 and policies BD6 and BD7 of the North Wiltshire Local Plan 2011 Deposit Draft.

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 the keeping and treatment of dogs (other than occupiers' pets which are kept ancillary to the lawful use of the land as a dwellinghouse); and
2. With the exception of the temporary living accommodation, remove all buildings and other works substantially completed in the last 4 years, including hardsurfacing and fencing, the building containing the hydrotherapy pool, kennels (other than those required to accommodate occupiers' pets), the box trailer and the boundary fencing which exceeds 1 metre height adjacent any highway used by vehicular traffic and 2 metres in height in any other place.
3. Remove the temporary living accommodation

SCHEDULE 5

TIME FOR COMPLIANCE

1. One month after this notice takes effect.
2. Nine months after this notice takes effect.
3. Eighteen 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.....

officer)

(Council's authorised

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 £440. 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 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW
Occupier Land at 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW
Any Other Person with an Interest in Land at 12 Rixon Gate, Ashton Keynes,
Wiltshire SN6 6QW

Anthony John Freeth, Glendora 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW
Christine Mary Freeth, Glendora 12 Rixon Gate, Ashton Keynes, Wiltshire SN6 6QW

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)

405832

Enforcement Notice

Wheatley's
Barn Farm

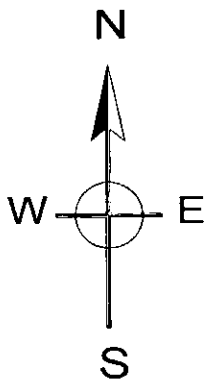
BM 83.80m

Path (um)

El
Sub
Sta

TCB

83.3m



194359

*North
Wiltshire
District
Council*

12 Rixon Gate, Ashton Keynes, Swindon, Wilts
SCALE: 1:1250

Grid Ref: SU0595 9449 02/00318/ENF

Planning Services 18/10/2004

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NORTH WILTSHIRE DISTRICT COUNCIL - 100017933 2004