

Our Ref: 02/00335/EMIN

Strategic Manager: Alun Davies

Your Ref:

Enquiries to:

Date: 19 May, 2004

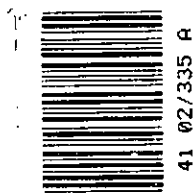
Register

Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Tel: 01249 706594
Fax: 01249 460810

email: cgarrett@northwilts.gov.uk

www.northwilts.gov.uk



Dear Sirs

**ENFORCEMENT NOTICES AT LAND AT PART ORDNANCE SURVEY PARCEL NO. 0002,
NORTH OF BRIDGE COTTAGE, RATFORD, CALNE, WILTSHIRE SN14 9SX**

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

Unless an appeal is made, as set out in the Annex, the Notices 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
Charles Pescod
Implementation Team Leader
Development Control and Listed Buildings

To Richard David Leyland
The Bridge Cottage
Ratford
Calne
Wiltshire SN11 9SX

Christopher Charles Cousins
The Bridge Cottage
Ratford
Calne
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NORTH OF BRIDGE COTTAGE, RATFORD, CALNE, WILTSHIRE SN14 9SX**

Should you wish to appeal against the enforcement notices the following fees will be required:-

Notice A - £220 for both the Planning Inspectorate and the Local Planning Authority.

Notice B - £110 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 the cheque for the Council made out to North Wiltshire District Council.

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

To Richard David Leyland
The Bridge Cottage
Ratford
Calne
Wiltshire SN11 9SX

Christopher Charles Cousins
The Bridge Cottage
Ratford
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Wiltshire SN11 9SX



INVESTOR IN PEOPLE

02/00335/EMIN (A)

**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 NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at part Ordnance Survey parcel no. 0002, north of The Bridge Cottage, Ratford, Calne Wilts SN11 9SX shown hatched on the attached plan.

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the material change of use of the land from agriculture to a mixed use comprising agriculture, vehicle parking and storage of building materials, pallets, timber and waste materials.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) It appears to the Council that the above breach of planning control has occurred within the last ten years.
- b) The land lies in an attractive rural area where it is the policy of the Local Planning Authority, in the interests of rural amenity, only to allow development which is essential to the needs of agriculture or appropriate to a rural area. The development is not of this nature and is visually intrusive and detrimental to the rural amenity of the area contrary to Policy RC9 of the North Wiltshire Local Plan.

- c) The continued use of this site would, in due course, lead to the unauthorised uses becoming immune from enforcement action and lawful. The lawful unrestricted use of this land for vehicle parking and storage of building materials would be likely to result in an intensification of the use which would further harm the rural character and amenity of the area.

5. WHAT YOU ARE REQUIRED TO DO

6.

- a) Remove from the land all vehicles, building materials, pallets, timber and waste materials.
- b) Permanently cease using the land for vehicle parking and storage of building materials, pallets, timber and waste materials.

6. TIME FOR COMPLIANCE

Three months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 30 June 2004 unless an appeal is made against it beforehand.

Dated : 19 May 2004

Signed :



on behalf of North Wiltshire District Council

ANNEX

YOUR RIGHT OF APPEAL

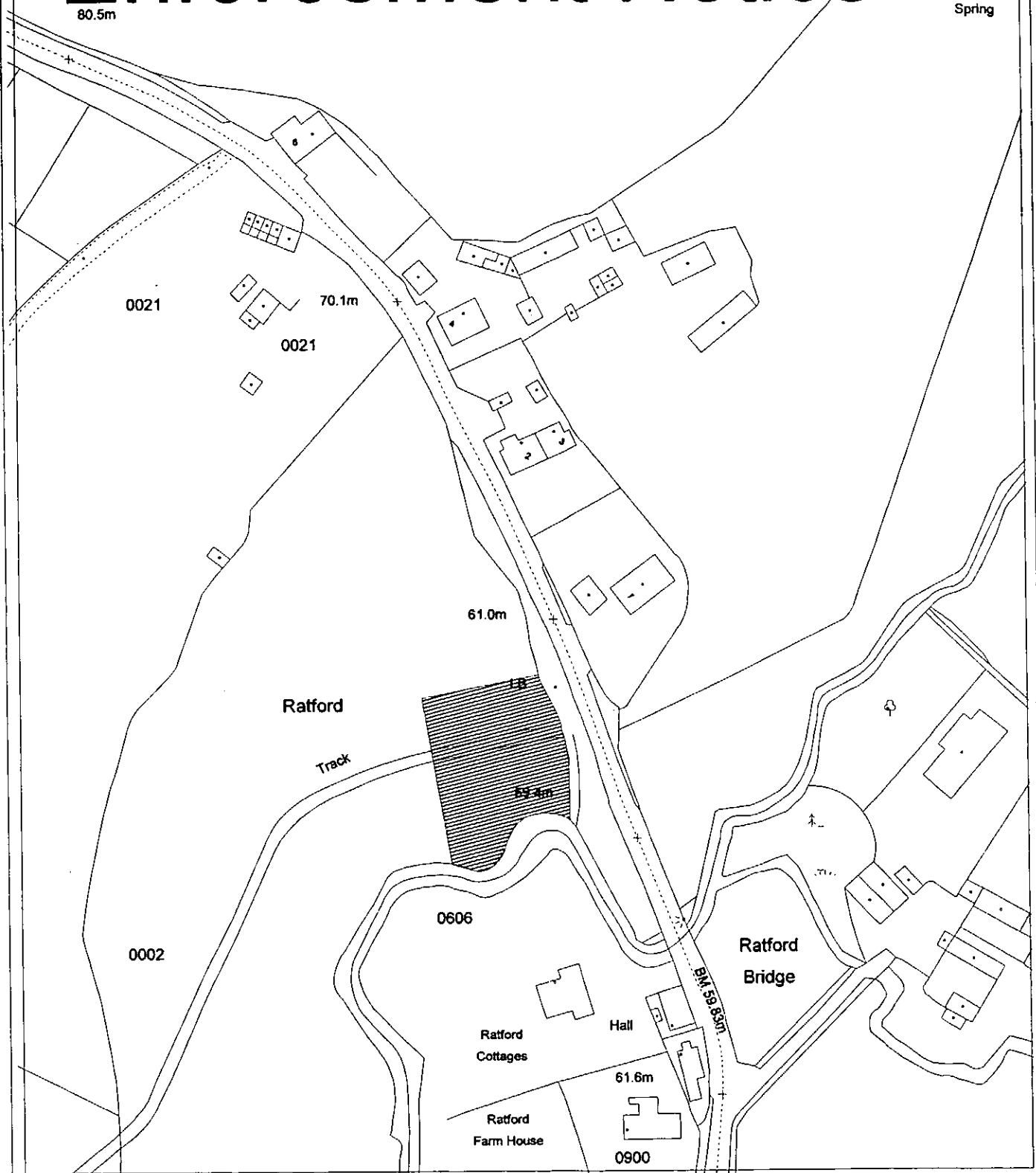
You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. You may use the enclosed appeal forms.

- (a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) The second copy of the appeal form should be sent to the Council.
- (c) The third copy is for your own records.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Enforcement Notice



*North
Wiltshire
District
Council*

Land at Bridge Cottage, Ratford, Calne, Wiltshire
SCALE: 1:1250

Grid Ref: ST9805 7212 02/00335/EMIN

Planning Services

19.5.04

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NORTH WILTSHIRE DISTRICT COUNCIL - 100017933 2004

02/00335/EMIN (B)

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 NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at part Ordnance Survey parcel no. 0002, north of The Bridge Cottage, Ratford, Calne Wilts SN11 9SX shown hatched on the attached plan.

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the carrying out of engineering operations comprising the provision of a hardstanding area.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- b) The land lies in an attractive rural area where it is the policy of the Local Planning Authority, in the interests of rural amenity, only to allow development which is essential to the needs of agriculture or appropriate to a rural area. The development is not of this nature and is visually intrusive and detrimental to the rural amenity of the area contrary to Policy RC9 of the North Wiltshire Local Plan.

- c) Should the Local Planning Authority take no action seeking the removal of this hardstanding area it would become immune from such action and lawful. The continued existence of the hardstanding would be detrimental to the rural character of the area and would also be likely to lead to its use in a way which would further erode the character and amenity of this rural area.

5. WHAT YOU ARE REQUIRED TO DO

- a) Remove all hardsurfacing, gravel, hardcore and other such materials from the land to a depth of at least one metre or to the total depth of the hardsurfacing materials if less than one metre except for that hardsurfaced area comprising and within the area shown on the attached plan as the track across the site.
- b) Remove all the debris resulting from the requirement of 5a) of this notice from the land.
- c) Restore the land level over the whole site to natural contours consistent with the levels of the adjoining land.
- d) Finish the surface of the land disturbed by reason of complying with the requirements of 5a), 5b) and 5c) of this notice with topsoil to a depth of at least 75mm.
- e) Sow grass seed over the whole of the area of new topsoil sufficient to restore the site to grassland.

6. TIME FOR COMPLIANCE

Three months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 30 June 2004 unless an appeal is made against it beforehand.

Dated : 19 May 2004

Signed :

on behalf of North Wiltshire District Council

ANNEX

YOUR RIGHT OF APPEAL

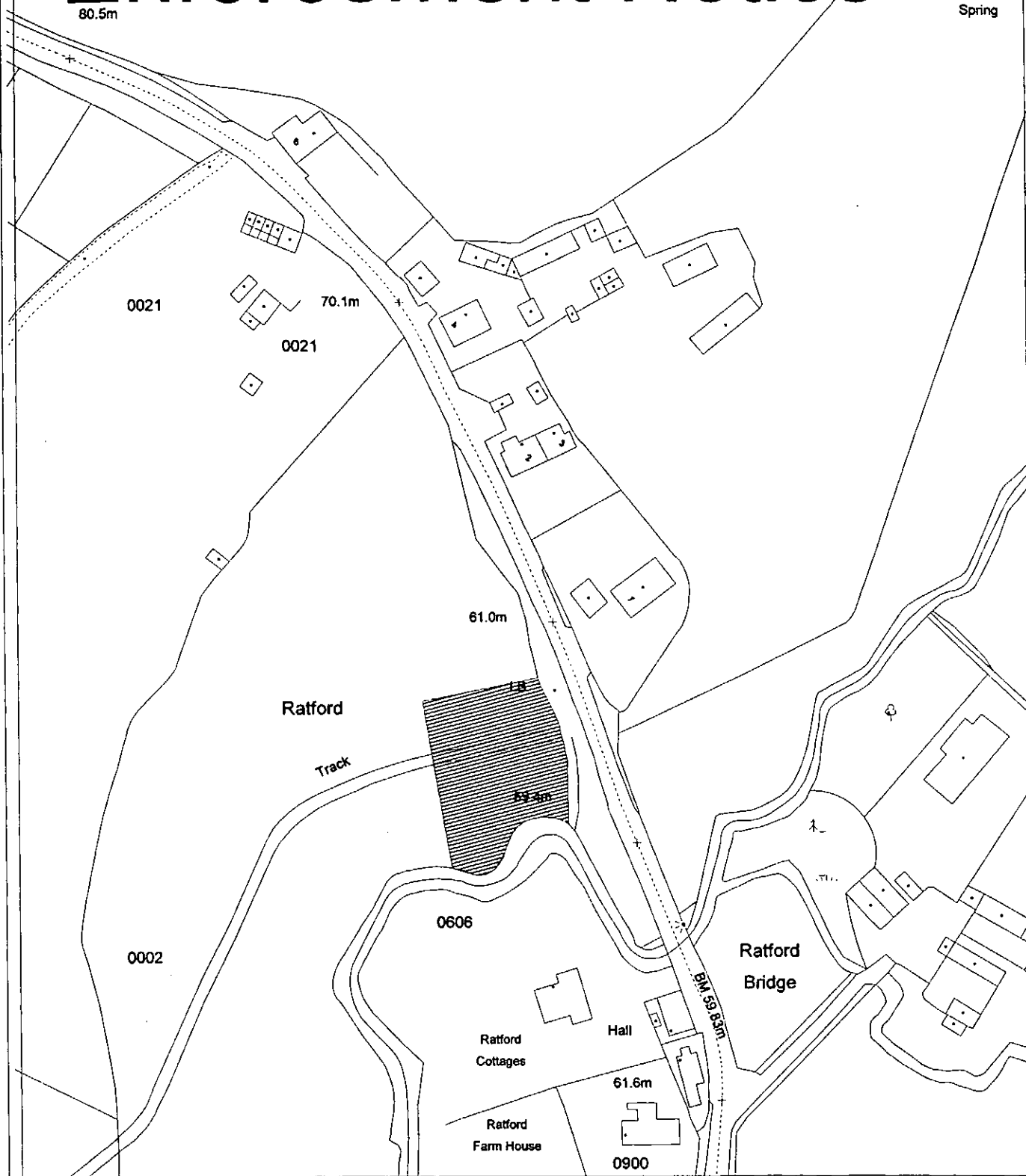
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Enforcement Notice



*North
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Land at Bridge Cottage, Ratford, Calne, Wiltsre

SCALE: 1:1250

Grid Ref: ST9805 7212 02/00335/EMIN

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