

Our Ref: 03/00143/ENF

Your Ref:

Enquiries to: Robin Williams

Date: 15 December, 2004

Strategic Manager: Alun Davies

Mrs Sara Bloomer
Flaxlands Cottage
Flaxlands
Wootton Bassett
Wilts

Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER



70 03/143

Tel: 01249 706640
Fax: 01249 460810
email: rwilliams@northwilts.gov.uk
www.northwilts.gov.uk

Dear Madam

**ENFORCEMENT NOTICES AT LAND AT FLAXLANDS COTTAGE,
FLAXLANDS, WOOTTON BASSETT, WILTSHIRE**

The Council has issued an Enforcement Notice relating to the above Land and copies of this Notice are now served on you, in view of your interest in the Land.

Unless appeals are made, as set out in the Annexe, 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

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



INVESTOR IN PEOPLE

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Dear Madam

**ENFORCEMENT NOTICES AT LAND AT FLAXLANDS COTTAGE,
FLAXLANDS, WOOTTON BASSETT, WILTSHIRE**

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:-

£220 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 the cheque should be made payable to 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



INVESTOR IN PEOPLE

03/00143/ENF

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 Flaxlands Cottage, Flaxlands, Nr. Wootton Bassett, Swindon, Wiltshire 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 a mixed use of dwelling, commercial dog kennels and part agriculture paddock to a mixed use of dwelling, commercial dog kennels, part agricultural paddock and for the siting of a portable building with conservatory and a caravan both used for residential purposes.

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 is situated in the countryside in an area of Local Nature Conservation Importance remote from services, employment opportunities and unlikely to be well served by public transport where new residential development is strictly controlled. The development is contrary to policy RH16 of the North Wiltshire Local Plan and policies C3 and H4 of the

North Wiltshire Local Plan 2011 revised deposit draft and the aims of Planning Policy Guidance Note 13.

- c) The siting of the portable building with conservatory and caravan in this countryside location is detrimental to the rural character and amenity of the area contrary to Policy RC9 of the North Wiltshire Local Plan 2001.
- d) The continued use of this land for the siting of the portable building with conservatory and caravan and residential use would, in due course, lead to the unauthorised development being lawful. The loss of planning control over the use of this site for the siting of a portable building with conservatory and caravan for residential purposes would be likely to lead to further adverse visual detriment to the rural character of the area and the possible redevelopment of the site by the erection of permanent buildings for residential purposes.

5. WHAT YOU ARE REQUIRED TO DO

- a) Remove the unauthorised portable building with its conservatory and the caravan from the site.
- b) Remove all debris resulting from the removal of the caravan, and all associated domestic accoutrements, equipment, chattels and other such paraphernalia from the land.

6. TIME FOR COMPLIANCE

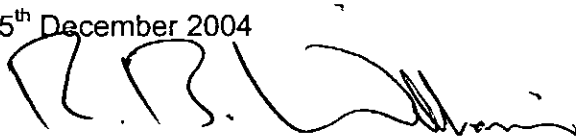
Twelve months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 26th January 2005 unless an appeal is made against it beforehand.

Dated : 15th December 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 First Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Making your enforcement appeal" sets out your rights. The enclosed appeal forms are for your use.

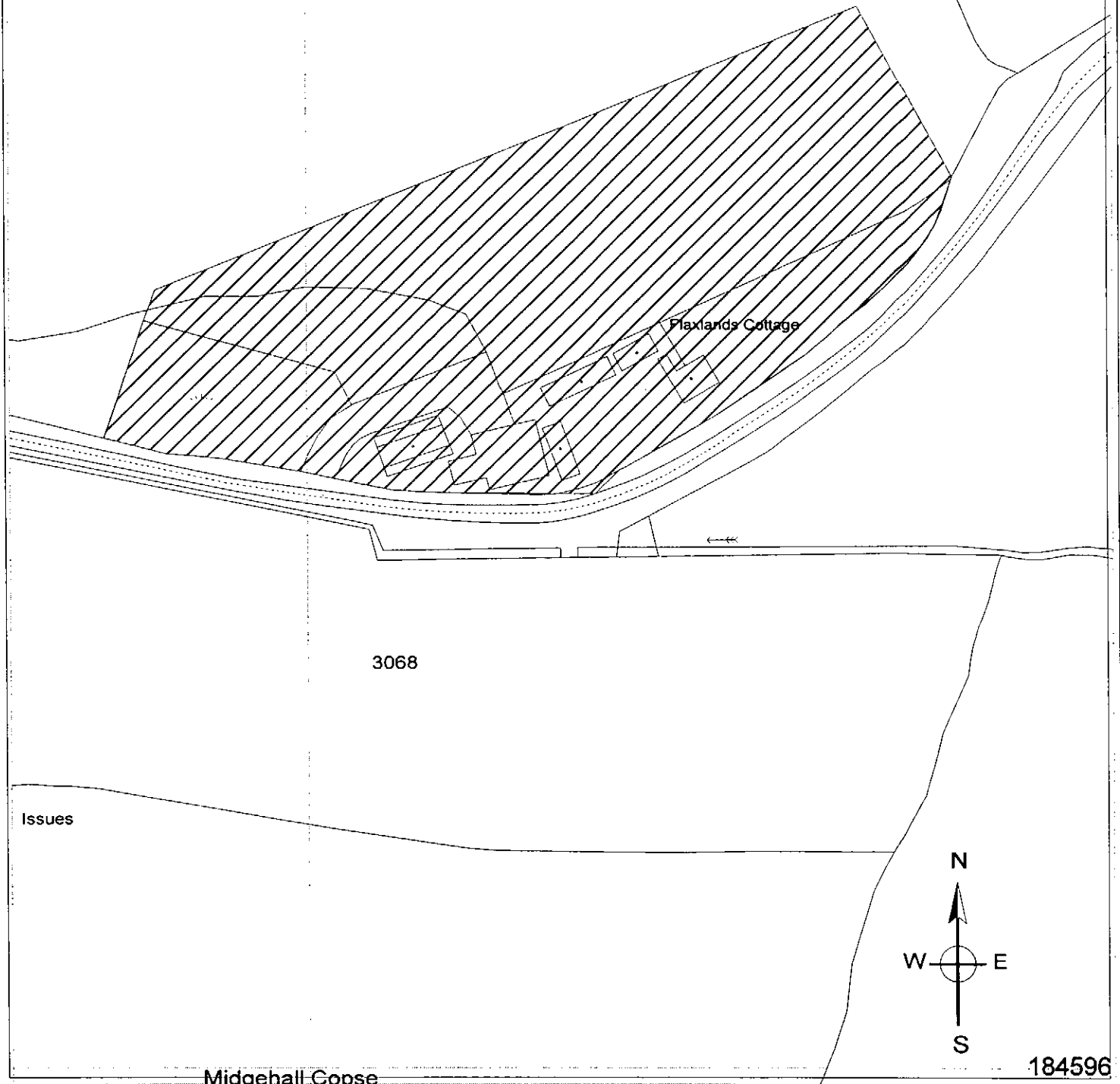
- (a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) The second copy of the appeal form should be sent to the Council.
- (c) The third copy is for your own records.

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.

406237

Enforcement Notice



*North
Wiltshire
District
Council*

Land at Flaxlands Cottage, Flaxlands, Wootton Bassett, Wilts
SCALE: 1:1250

Grid Ref: SU0633 8476 03/00143/ENF

Planning Services 15.12.04

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