

Our Ref: 04/00077/ENF

Your Ref:

Enquiries to: Robin Williams

Date: 28th July 2005

Strategic Manager: Alun Davies

Planning Services

Monkton Park
Chippenham
Wiltshire
SN15 1ER

Tel: 01249 706640

Fax: 01249 460810

email: rwilliams@northwilts.gov.uk

www.northwilts.gov.uk

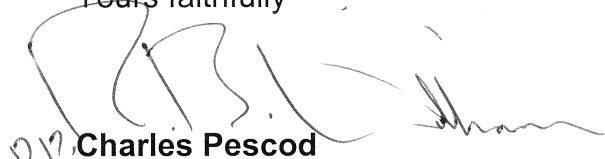
Dear Sir

**ENFORCEMENT NOTICE ON LAND AT LOWER FARM, STOKE COMMON
LANE, PURTON STOKE, PURTON, SWINDON, WILTSHIRE, SN5 4LL**

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

Unless appeals are made, as set out in the Annexe, the Notices will take effect on the date shown in Paragraph 7 of the Notices 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

Allan Maurice Lewis
Lower Farm,
Stoke Common Lane
Purton Stoke
Purton
Swindon
Wiltshire
SN5 9LL

Mr M. Brake
Lower Farm
Stoke Common Lane
Purton Stoke
Purton
Swindon
Wiltshire
SN5 9LL



INVESTOR IN PEOPLE

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Dear Sir

**ENFORCEMENT NOTICE ON LAND AT LOWER FARM, STOKE COMMON LANE, PURTON
STOKE, PURTON, SWINDON, WILTSHIRE SN5 4LL**

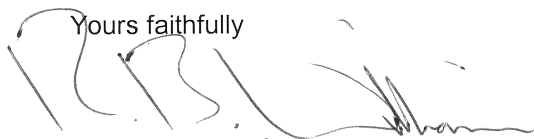
Should you wish to appeal against the enforcement notice on ground (a) as provided by Section 174 (2)(a) of the Town and Country Planning Act 1990 (as amended) the following fees will be required:-

£265 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

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Stoke Common Lane
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INVESTOR IN PEOPLE

04/00077/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 Lower Farm, Stoke Common Lane, Purton Stoke, Purton, Wiltshire SN5 4LL shown hatched on the attached plan (the land).
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 a caravan site for residential purposes and for storage of such items as vehicles, trailers, caravans, machinery, scrap, waste items, household items, timber and building 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 10 years.
 - b) The use of the land as a residential caravan site constitutes the provision of additional dwelling accommodation in the countryside where residential development is strictly controlled. The continued siting and use of the land as a caravan site is contrary to Policy RH16 of the North Wiltshire Local Plan

2001, Policy DP15 of the Wiltshire Structure Plan 2011 and Policies C3 and H4 of the North Wiltshire Local Plan 2011 revised deposit draft.

- c) The unauthorised development is situated in the countryside where development is strictly controlled in the interests of protecting the rural character and appearance of the area. The use of the land for the siting of a residential caravan and for unrestricted storage purposes, that includes open storage and associated activities, is detrimental to the rural character of the area contrary to policies DP1 and DP15 of the Wiltshire Structure Plan, Policy RC9 of the North Wiltshire Local Plan and Policies C3 and NE15 of the North Wiltshire Local Plan 2011 revised deposit draft.
- d) The development includes a commercial use of open land outside of existing buildings in the countryside contrary to the provisions of Policy RE19 of the North Wiltshire Local Plan and Policy BD5 of the North Wiltshire Local Plan 2011 revised deposit draft.
- e) The continued use of this land for the siting of a caravan and its residential use and the unrestricted use of the land for storage purposes 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 residential caravan and for storage purposes could result in a significant intensification of use, which would further harm the rural character of the area and thereby lead to further adverse visual detriment to the rural character of the area.
- f) The development is located remote from services and employment opportunities and is unlikely to be well served by public transport and is therefore contrary to the key aims of Planning Policy Guidance Note 13, which seeks to reduce growth in the length and numbers of motorised journeys.

5. WHAT YOU ARE REQUIRED TO DO

- a) Cease using the land as a caravan site.
- b) Remove from the land all caravans together with any ancillary works or structures.
- c) Cease the use of the land for storage.
- d) Remove from the land all stored items such as vehicles, trailers, caravans, machinery, scrap, waste items, household items, timber and building materials, and all other items associated with the unauthorised use of the land for storage purposes.
- e) Restore the land (including buildings) back to a state suitable for the reinstatement of its authorised use for agriculture.

6. TIME FOR COMPLIANCE

- a) For requirements 5a) and 5b) of this notice 6 months from the date this notice takes effect.

- b) For requirements 5c), and 5d), of this notice 3 months from the date this notice takes.
- c) For requirement 5e) of this notice 6 months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 8th September 2005 unless an appeal is made against it beforehand.

Dated : 28th July 2005

Signed :

A handwritten signature in black ink, appearing to be 'R. D. [unclear]', written over a horizontal line.

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.

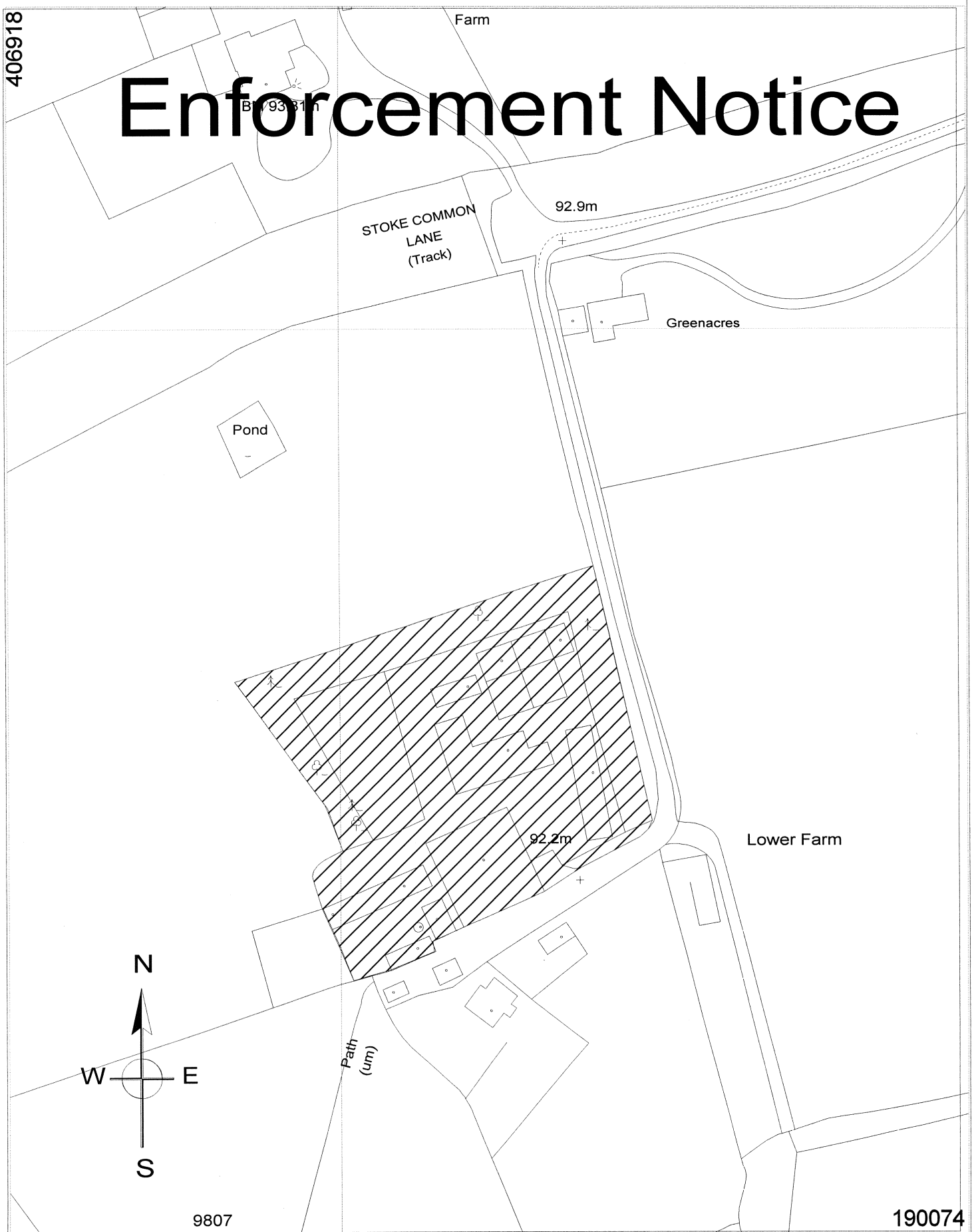
- (a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) The second copy of the appeal form should be sent to the Council.
- (c) The third copy is for your own records.

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.

406918

Enforcement Notice



*North
Wiltshire
District
Council*

Lower Farm, Stoke Common Lane, Purton Stoke, Swindon, Wilts
SCALE: 1:1250

Grid Ref: SU0703 9018 04/00077/ENF

Planning Services^{25.7.05}

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NORTH WILTSHIRE DISTRICT COUNCIL- 100017933 2005