

Our Ref: 04/00408/ENF

Your Ref:

Enquiries to: Robin Williams

Date: 28 June, 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

Register



Dear Sir

**ENFORCEMENT NOTICE ON LAND AT GOOSE GREEN FARM, STARTLEY,
CHIPPENHAM, 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 an appeal is 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

Charles Pescod
Implementation Team Leader
Development Control and Listed Buildings

Mrs Ann Teagle
Goose Green Farm
Startley
Chippenham
Wilts SN15 5HQ

Mrs M W Kelly
Goose Green Farm
Startley
Chippenham
Wilts SN15 5HQ

Miss Nicola Francis
Goose Green Farm
Startley
Chippenham
Wilts SN15 5HQ



INVESTOR IN PEOPLE

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Dear Sir

**ENFORCEMENT NOTICE ON LAND AT GOOSE GREEN FARM, STARTLEY, CHIPPENHAM,
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:-

£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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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 Goose Green Farm, Startley, Chippenham, Wiltshire SN15 5HQ 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 a mixed use comprising a dwellinghouse and agriculture to a mixed use comprising dwellinghouse, agriculture and caravan site.
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 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 siting of caravans 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 caravans and their 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 residential caravans 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.
- e) The development is located remote from services, employment opportunities and is unlikely to be well served by public transport, is 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 all caravans from the site together with any ancillary works or structures.

6. TIME FOR COMPLIANCE

6 Months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9 August 2005 unless an appeal is made against it beforehand.

Dated : 28 June 2005

Signed :

A handwritten signature in black ink, appearing to be 'P. B. L.', followed by a long horizontal flourish.

on behalf of North Wiltshire District Council

ANNEX

YOUR RIGHT OF APPEAL

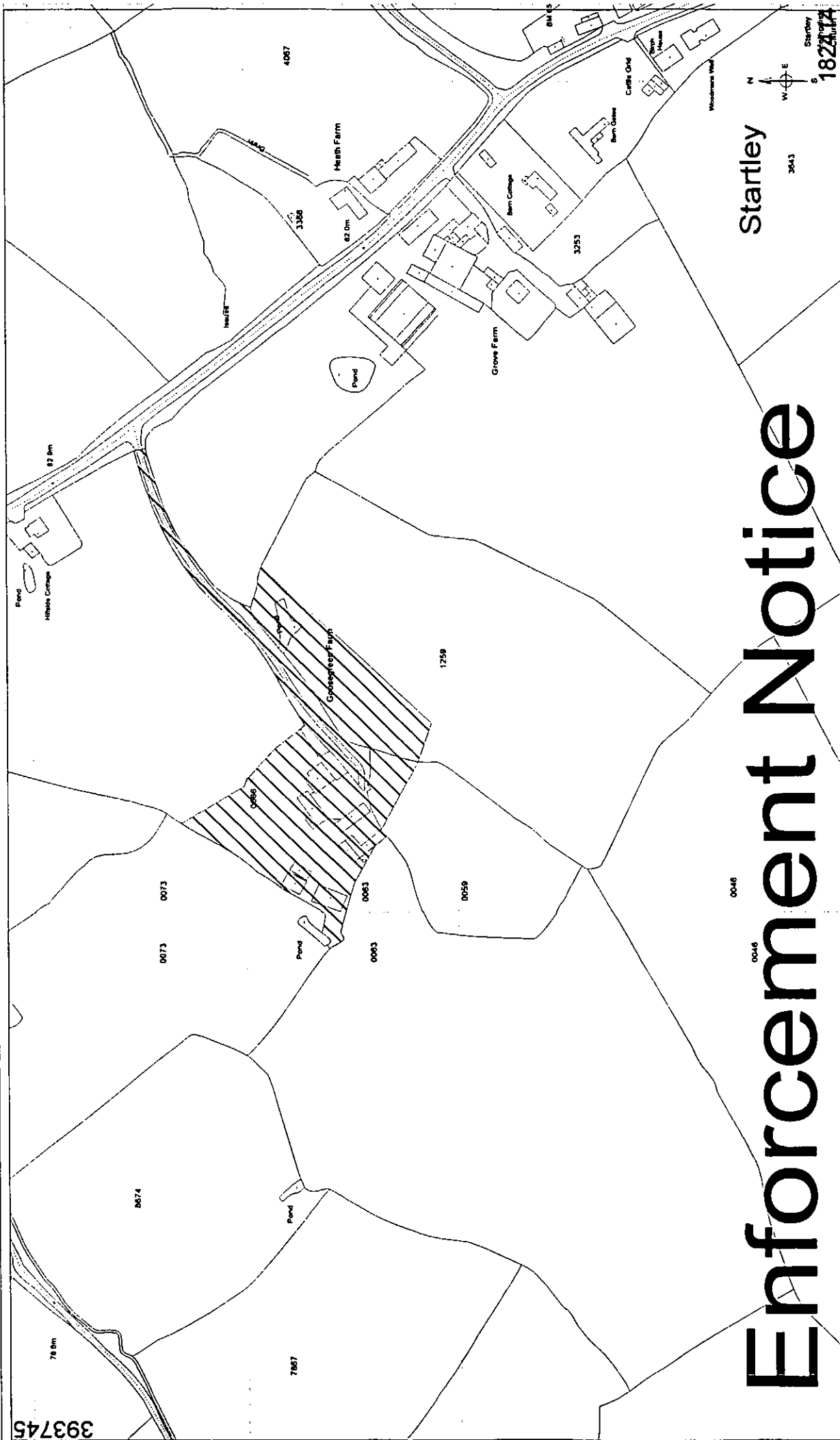
You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the First Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Making your enforcement appeal" sets out your rights. The enclosed appeal forms 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.

393745



Enforcement Notice

Goose Green Farm, Startley, Chippenham, Wilts SN15 5HQ
SCALE: 1:2500

Grid Ref: ST9403 8267 04/00408/ENF

Planning Services 28.6.05

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Wiltshire
District
Council*

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