

IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN & COUNTRY PLANNING ACT 1990

[As amended by the Planning & Compensation Act 1991]

ENFORCEMENT NOTICE

SERVED BY: Wiltshire Council ('the 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 THIS NOTICE RELATES**

Land at Sambourne Bridge Stables, Sambourne Road, Minety, Wiltshire, SN16 9RQ shown outlined on the attached plan. (The Land), attached to this Notice.

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

Without planning permission, the unauthorised erection of an additional block of 4 stables on the Land, shown hatched on the attached plan, adjacent to existing stables permitted under planning permission reference 00/0733/COU.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) It appears to the Council that the above breach of planning control has occurred within the last 4 years.
- b) The unauthorised stables represent development of a significant scale in the open countryside when considered cumulatively with existing development and are unrelated to any existing settlement or dwelling. As such the unauthorised stables are an unsustainable and intensive form of development, inappropriate in this remote rural location. Furthermore, there is inadequate visibility from the access to the B4040. To allow the stables to remain would therefore fail to comply with Policy C3 of the adopted North Wiltshire Local Plan 2011.

5. **WHAT YOU ARE REQUIRED TO DO**

- a) Demolish the unauthorised stables on the Land, shown hatched on the attached plan.

- b) Remove all of the demolition materials arising from step (a) above, from the Land.

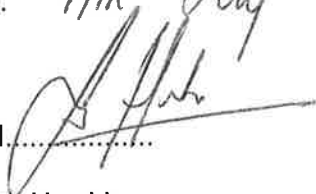
6. TIME FOR COMPLIANCE

Steps (a) & (b) three months from the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 22nd August 2013 unless an appeal is made against it beforehand.

Dated : 14th July 2013

Signed: 

Stephen Hawkins
Council's Authorised Officer

Development Control Services North
Wiltshire Council
Monkton Park
Chippenham
Wilts
SN15 1ER
On behalf of Wiltshire Council

A copy of this Enforcement Notice has been served on:

Mrs H M Large,
26 Helmsdale,
Greenmeadow,
Swindon,
Wiltshire,
SN25 1PN

Mr D S Large,
26 Helmsdale,
Greenmeadow,
Swindon,
Wiltshire,
SN25 1PN

Santander UK PLC,
Prescot St,
Whitechapel,
London,
E1 8AD

Santander UK PLC,
2 Triton Square,
Regents Place,
London,
NW1 3AN

ANNEX

THIS IS IMPORTANT

YOUR RIGHT OF APPEAL

You can appeal against this notice to the Planning Inspectorate on-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs).

An appeal can also be made after getting enforcement appeal forms either by phoning the Planning Portal on 0117 372 6372 or by emailing them at enquiries@pins.gsi.gov.uk.

You MUST make sure that the Planning Inspectorate receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax at 0117-372 8782 or letter sent to The Planning Inspectorate, CST Room 3/05, Temple Quay House, The Square, Temple Quay, Bristol BS1 6PN.

. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

They must receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

Ground (a) That planning permission should be granted for what is alleged in the enforcement notice, or that the condition which is alleged not to have been complied with should be discharged.

Ground (b) That the breach of planning control alleged in the enforcement notice has not occurred as a matter of fact.

Ground (c) That there has not been a breach of planning control.

Ground (d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

Ground (e) The notice was not properly served on everyone with an interest in the land.

Ground (f) That steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections.

Ground (g) The time given to comply with the notice is too short.

Not all of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £770. You should pay all of the fee to Wiltshire Council. Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

IMPORTANT CHANGES TO LEGISLATION

Since 6th April 2012 the only way you can ask for the planning merits of the alleged development to be considered by the Inspector is to make an appeal on ground (a) (which contains a deemed application for planning permission) **and pay the fee.**

If you submitted a retrospective planning application after the LPA issued the enforcement notice, the LPA **may** decline to determine your application under section 70C of the Act (as amended). You cannot appeal against an LPA's decision to decline to determine your planning application. Therefore if the LPA **does** decline any retrospective application the only way you could ask for the planning merits of the alleged development to be considered is to appeal on ground (a) on your enforcement appeal **and pay the fee.**

However if you (or anyone else) had already submitted a retrospective planning application to the LPA and they issued the enforcement notice before the time to decide the application had expired, no-one can appeal against the enforcement notice on ground (a). Although the applicant could pursue a planning appeal if the LPA refuse or fail to determine the planning application. This is specified at section 174 (2A)(b) of the Act (as amended).

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.

