

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990**

(as amended by the Planning and Compensation Act 1991)

**ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT**

**To:**

**Issued by:** East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS (“the Council”)

**1. This is a formal notice** which is issued by the Council, because it appears to it 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. It considers 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 this notice contains important additional information.

**2. The land to which this notice relates:**

The land at Grange Farm Barns, Ashbrook Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AL shown edged in red on the attached plan (“the Land”).

**3. The matters which appear to constitute the breach of planning control:**

Without planning permission, the siting of 2 static caravans on the Land

**4. Reasons for issuing this notice:**

The Council considers it expedient to issue this notice for the following reasons:

(1) It appears to the Council that the above breach of planning control has occurred within the last four years.

(2) The caravans do not comply with:

(a) East Staffordshire Local Plan Strategic Policy 1, which lists principles in determining whether proposals constitute sustainable development. One principle is that proposals are located on, or with good links to the strategic highway network and should not result in vehicles harming residential amenity, cause highway safety issues or harm the character of open countryside.

(b) East Staffordshire Local Plan Strategic Policy 8, which states that outside settlement boundaries new development will not be permitted unless it is essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside, providing facilities for the general public or local community which are reasonably accessible on foot or by public transport, in accordance with a 'Made' Neighbourhood Plan, is development under the Rural

Exceptions Sites policy, is appropriate reuse of Rural Buildings, is infrastructure development where an overriding need for the development to be located in countryside can be demonstrated, provides renewable energy generation of a scale and design appropriate to its location and is otherwise appropriate in the countryside.

(c) The National Planning Policy Statement also has at its heart a presumption in favour of sustainable development. The two static caravans occupy a site outside any settlement boundary defined in the Local Plan where the absence of any immediate local facilities would necessitate use of private motor vehicles as the predominant mode of transport. Furthermore, in the absence of any implementable planning permissions for the conversion of the barns on the site, their retention cannot be justified on this basis. Therefore the siting of the caravans constitute an unnecessary and unsustainable form of development in the countryside contrary to Policy SP8 of the East Staffordshire Local Plan and the National Planning Policy Framework (in particular Paragraphs 6, 7 and Paragraph 17).

(3) The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections.

**5. What you are required to do:**

- (1) Remove from the Land the 2 static caravans identified by the numbers "1" and "2" on the two photographs attached to this Enforcement Notice.
- (2) Remove from the Land any resultant materials not suitable for agricultural use.

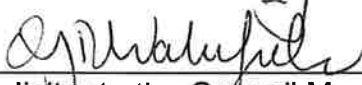
**6. Time for compliance**

28 days beginning with the day on which this notice takes effect.

**7. When this notice takes effect**

This notice takes effect on 3<sup>rd</sup> April 2017 unless an appeal is made against it beforehand.

Dated: 27<sup>th</sup> February 2017

Signed:   
Solicitor to the Council, Monitoring Officer  
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS



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## THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- On-line at the Planning Casework Service area of the Planning Portal ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)); or
- By getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

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

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

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

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



2017/02/23



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