

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

BREACH OF CONDITION NOTICE

To:

Served by: East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire, DE14 1LS

1. This is a formal notice which is served by the Council, under Section 187A of the above Act, because it considers that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council considers that you should be required to secure compliance with the condition specified in this notice. The Annex at the end of this notice contains important additional information.

2. The land to which this notice relates

The land known as 62, Westlands Road, Uttoxeter, Staffordshire ST14 8DH edged in red on the attached plan ("the Land").

3. The relevant planning permission

The relevant planning permission to which this Notice relates is the permission granted by the Council on 21st May 2012 for the "Erection of a detached garage" under Planning Permission Number P/2012/00240.

4. The breach of condition

The following condition has not been complied with:

"2 The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this permission.

Drawings No.s

1 1250 Location Plan dated as received on 29th February 2012.

1 250 Block Plan dated as received on 18th April 2012

1 100 Proposed Elevations and Floor Plan dated as received on 18th April 2012

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Saved Policies BE1 H6 and T1, the National Planning Policy Framework and the East Staffordshire Design Guide."

in that you have failed to apply render to the walls in accordance with the approved plan 1 100 referred to in the condition above.

5. What you are required to do

As the person responsible for the breach of Condition 2 specified in paragraph 4 of this Notice, you are required to secure compliance with the stated condition by taking the following steps:

Apply render to the 4 exterior walls of the garage.

6. Time for compliance

30 days beginning with the day on which this notice is served on you.

7. When this notice takes effect

This notice takes effect immediately it is served on you or you receive it by postal delivery.

Dated: 29th April 2016

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

Annex

This notice takes effect IMMEDIATELY it is served on you in person or on the day you received it by post.

There is no right of appeal to the First Secretary of State against this notice.

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is £2,500 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with:

Development Control
The Maltsters
Wetmore Road
Burton upon Trent
Staffordshire
DE14 1LS

If you do need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. Your professional adviser will advise you on what this procedure involves.

Do not leave your response until the last minute.

NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.