

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

Issued to:

Issued by: East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire DE14 2EB

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**

Land on the south side of Belmont Road, Belmont Gate, Tutbury, Staffordshire DE13 9PH 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 erection of an agricultural building (chicken shed) in the approximate position shown, cross-hatched, on the plan 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 unauthorised development is not appropriate due to its close proximity to a residential building as the use of the building, for housing livestock, is considered detrimental to the residential amenity due to the odours that emit from the unauthorised development causing unacceptable nuisance.
- (3) The siting of the unauthorised building is contrary to East Staffordshire Local Plan specifically SP1, SP8, SP14, SP24, SP34 and DP7. Also NPPF paragraph 180.
- (4) 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) Dismantle and remove the unauthorised agricultural building (Chicken Shed).
- (2) Restore the Land to the condition it was before the breach took place by re-seeding with grass.

6. Time for compliance

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

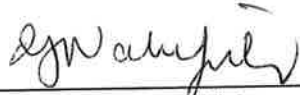
7. When this notice takes effect

This notice takes effect on 10th January 2019 unless an appeal is made against it beforehand.

Dated:

4th December 2018

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

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Direct Line 0303-444-5000

Fax No 0117-372-8782

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); or
- By getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at 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.

