

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 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 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. 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;**

Banks Farm, (also known as "Mince Pie Hall"), Hollington Road, Rocester, Staffordshire ST14 5HY shown edged in red on the attached "PLAN 1" ("the Land").
3. **The matters which appear to constitute the breach of planning control**

Without planning permission the erection of a building in the approximate position shown cross hatched on the attached "PLAN 2".
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 breach of planning control, the erection of a building without planning permission (3. above), has occurred within the last four years.
 - (2) The siting of the building causes substantial harm to the setting of the important heritage asset, "Mince Pie Hall", a Grade 11* Listed Building.
 - (3) The Council does not consider that planning permission should be given because planning conditions could not overcome the substantial harm that has occurred by the erection of the building.
 - (4) The erection of the building is contrary to East Staffordshire Local Plan Policy SP25 and DP5, National Planning Policy Framework 2019 Section 16 and Planning (Listed Building and Conservation Areas) Act 1990 Section 66.
5. **What you are required to do;**
 - (a) Dismantle the unauthorised building
 - (b) Remove the resulting materials of (a) from the land

6. Time for compliance;


- (i) With regard to 5. (a) above, 30 days beginning with the day on which this notice takes effect.
- (ii) With regard to 5. (b) above, 30 days beginning with the day on which this notice takes effect.

7. When this notice takes effect;

This notice takes effect on 1st July 2019 unless an appeal is made against it beforehand.

Dated: 28th May 2019

Signed:



Solicitor to the Council/Monitoring Officer
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire DE14 2EB

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 Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk>); or
- Sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. 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.



(PLAN 1)





Enforcement File ref. ENF/2018/00113
Banks Farm (also known as "Mince Pie Hall")
Hollington Road
Rocester
Staffordshire
ST14 5HY

Scale:
1:1092
Date:
23-May-19



(PLAN 2)

