

ENFORCEMENT NOTICE - MATERIAL CHANGE OF USE

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

ENFORCEMENT NOTICE

ISSUED BY: Rother District Council

ROTHER DISTRICT COUNCIL	
PLANNING DEPT.	
REC'D	10 FEB 2016
REFERRED TO	ARK COUNCIL PLANNING

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 THE NOTICE RELATES

Land at 3 Stoddards Farm Cottages, Stoddards Lane, Beckley, Rye, East Sussex shown edged red on the attached plan

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL – MATERIAL CHANGE OF USE

Without planning permission a material change of use of the land from residential use (Use Class C3) to a mixed use comprising residential use and storage of industrial machinery, plant, equipment and materials (Use Class B8).

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The open storage of industrial machinery, plant and other industrial items is out of keeping with the residential character of the site and is causing harm to local amenity and the local landscape within the High Weald AONB, contrary to policies OSS4 (ii) and (iii) and EN1 (i) of the Rother Local Plan; Core Strategy adopted 29 September 2014.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections.

5. WHAT YOU ARE REQUIRED TO DO

- i) Clear the land of any industrial machinery, plant, equipment, materials and any other item that is not incidental to the residential use of the dwelling.
- ii) Cease the use of the land for the storage of industrial machinery, plant, equipment, materials and any other item that is not incidental to the residential use of the dwelling.

6. TIME FOR COMPLIANCE

Two months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 12th March 2016 unless an appeal is made against it beforehand.

Dated: 8th February 2016

Signed:

Solicitor to the Council
on behalf of Rother District Council,
Town Hall,
Bexhill-on-Sea,
East Sussex TN39 3JX

Ref: MKN118

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date specified in paragraph 7 of the notice. The attached leaflet details how an appeal can be made.

If you want to appeal you can do it:

- online at the Planning Casework Service area of the Planning Portal www.planningportal.gov.uk/pcs), or
- by getting enforcement appeal forms by phoning on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

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 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(s) 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

**Stoddard
Barn**

Pond

1
2

3

Stoddard Cotta

Cattle

25.7m

**Eastlands
Cottage**

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