

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

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 Northlands Farm, Beckley, 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 agricultural use to a mixed use comprising the siting of a caravan for residential purposes and agricultural uses.

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 development has caused significant harm to the character and appearance of the countryside within the High Weald Area of Outstanding Natural Beauty (AONB) designation and contrary to the relevant planning policies - Local Plan Core Strategy 2014 – Policy OSS4, – General Development Considerations, Policy RA3 Development in the Countryside and Policy EN1 – Landscape Stewardship.

It is unlikely that planning permission would be given as planning conditions would not overcome these objections.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the land for the siting of a caravan used for residential purposes.
- ii) Remove the caravan from the land.
- iii) Remove all associated domestic materials from the land.
- iv) Remove any materials from the land accumulated as a result of complying with i) to iii)

6. TIME FOR COMPLIANCE

One month after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 1st April 2017 unless an appeal is made against it beforehand.

Dated: 23rd February 2017

Signed:

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

Ref: MKN203

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.

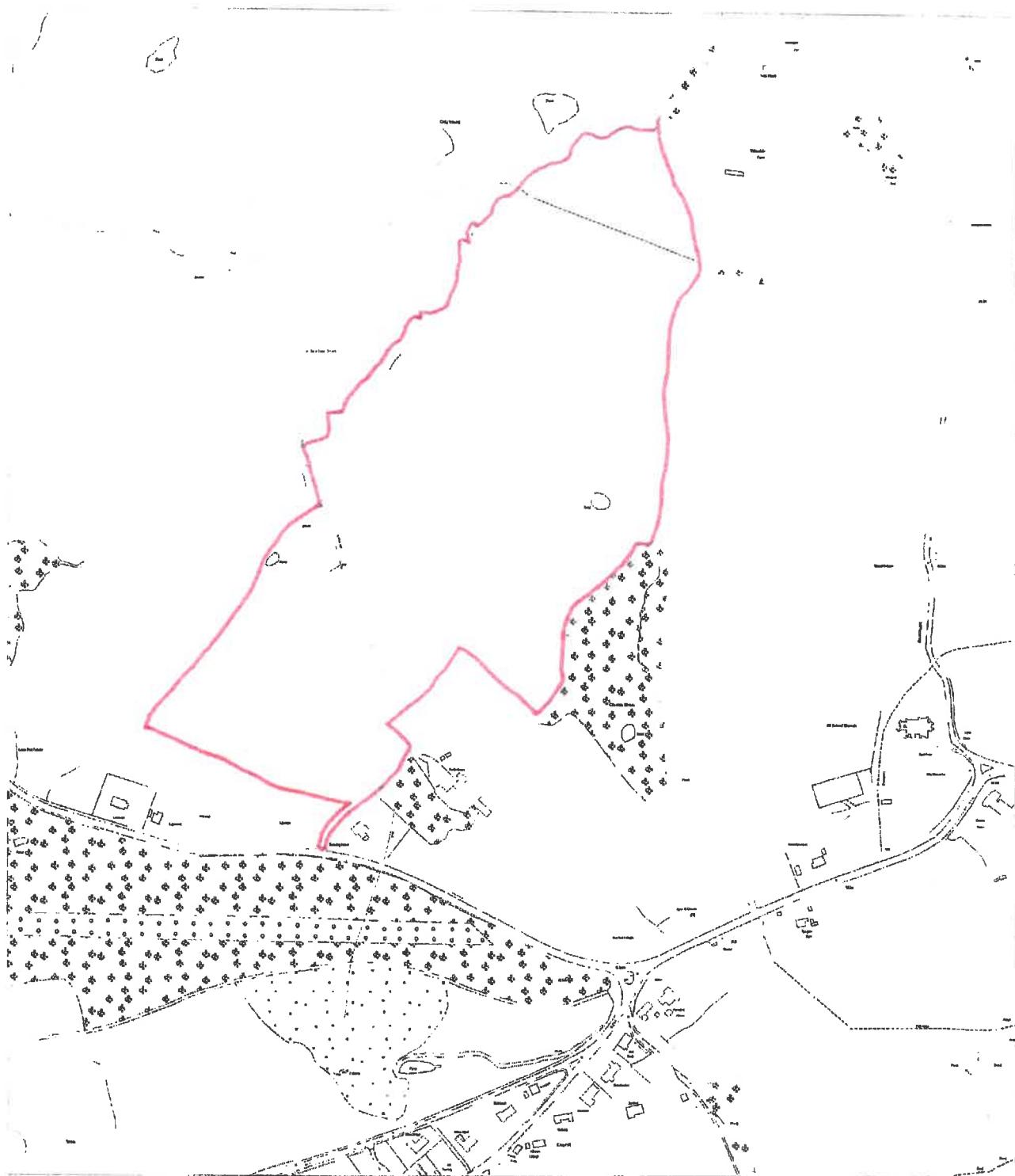
If you want to appeal you can do it:

- online at the Planning Casework Service area of the Planning Portal
<https://acp.planninginspectorate.gov.uk/>
- 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

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Plan: Enforcement
File: ENF/30/17/BEC
Scale: 1:5000
N.G. Ref: TQ8323

Services Directorate, Town Hall, Bexhill on Sea, East Sussex TN39 3JX