

ENFORCEMENT NOTICE - OPERATIONAL DEVELOPMENT**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 Carr-Taylor Vineyard, Wheel Lane, Westfield, East Sussex shown edged red on the attached plan (the 'Land')

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL – OPERATIONAL DEVELOPMENT

Without planning permission the erection of a timber framed building and access track to serve the unauthorised building situated on a vineyard both shown in the approximate positions hatched on the attached plan.

4. REASONS FOR ISSUING THIS NOTICE

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

The building and new access track are sited in open countryside within the High Weald Area of Outstanding Natural Beauty. The need for a new building in this location of this specific design and scale has not been justified and the building and hard surfaces do not conserve the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty, contrary to Rother District Local Plan – Core Strategy – Policies RA3(i) and (v) OSS3 (vi) OSS4 (iii) and EN1 (i) and Paragraph 115 of the NPPF.

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

- i) Dismantle and remove the unauthorised building and the concrete footings created adjacent to the buildings from the Land,
- ii) Remove the membrane and all other materials laid to create the hard standing area,
- iii) Remove all building materials from the Land,
- iv) Return the Land to its former condition, being grassed pasture land, by returning the soils removed from this area, back to this area, then planning grass seeds.
- v) Remove any materials from the Land accumulated as a result of complying with (i) to (iv) above.

6. TIME FOR COMPLIANCE

Two months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9th March 2018 unless an appeal is made against it beforehand.

Dated: 30th January 2018

Signed:

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

Ref: MKN215

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.

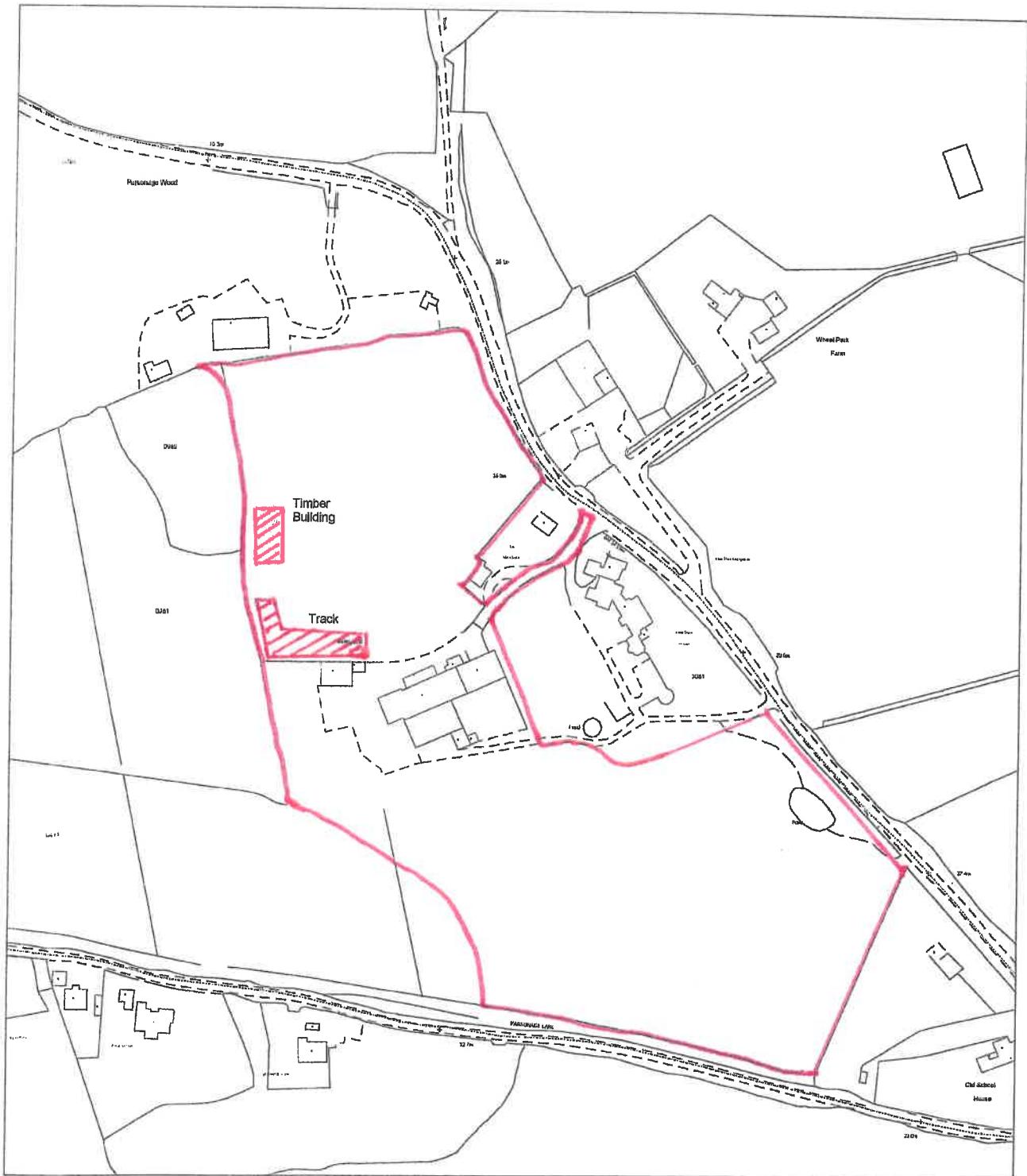
If you want to appeal you can do it:

- 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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