

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 THIS NOTICE RELATES

Land at Spring Cottage, Cackle Street, Brede, East Sussex shown edged red on the plan attached.

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

Without planning permission the erection of a 2m high fence adjacent to a highway used by vehicular traffic and shown by a green line on the plan attached.

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.

By reason of the materials, height and its significant length the boundary fence, which replaced a strong hedged frontage appropriate and typical in a rural location, forms an incongruous harsh urban feature detrimental to the appearance of the street scene. The appearance of the fence fails to protect or enhance the landscape quality and character appearance of the street scene. As such the development fails to protect or enhance the landscape quality and character of this section of Cackle street within the High Area of Outstanding Natural Beauty and is contrary to Policy GD1 (iv) and (v) of the Rother District Local Plan (2006) and Policies OSS5 (iii) and EN1 of the Rother District Local Plan – Core Strategy.

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

5. WHAT YOU ARE REQUIRED TO DO

Dismantle the fence and remove the materials from the land.

6. TIME FOR COMPLIANCE

Three months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 20 June 2013 unless an appeal is made against it beforehand.

Dated: 24 April 2013

Signed:

Solicitor to the Council
on behalf of Rother District Council
Town Hall
Bexhill-on-Sea
East Sussex TN39 3JX
Ref: DE/9/8/1353

YOUR RIGHT OF APPEAL

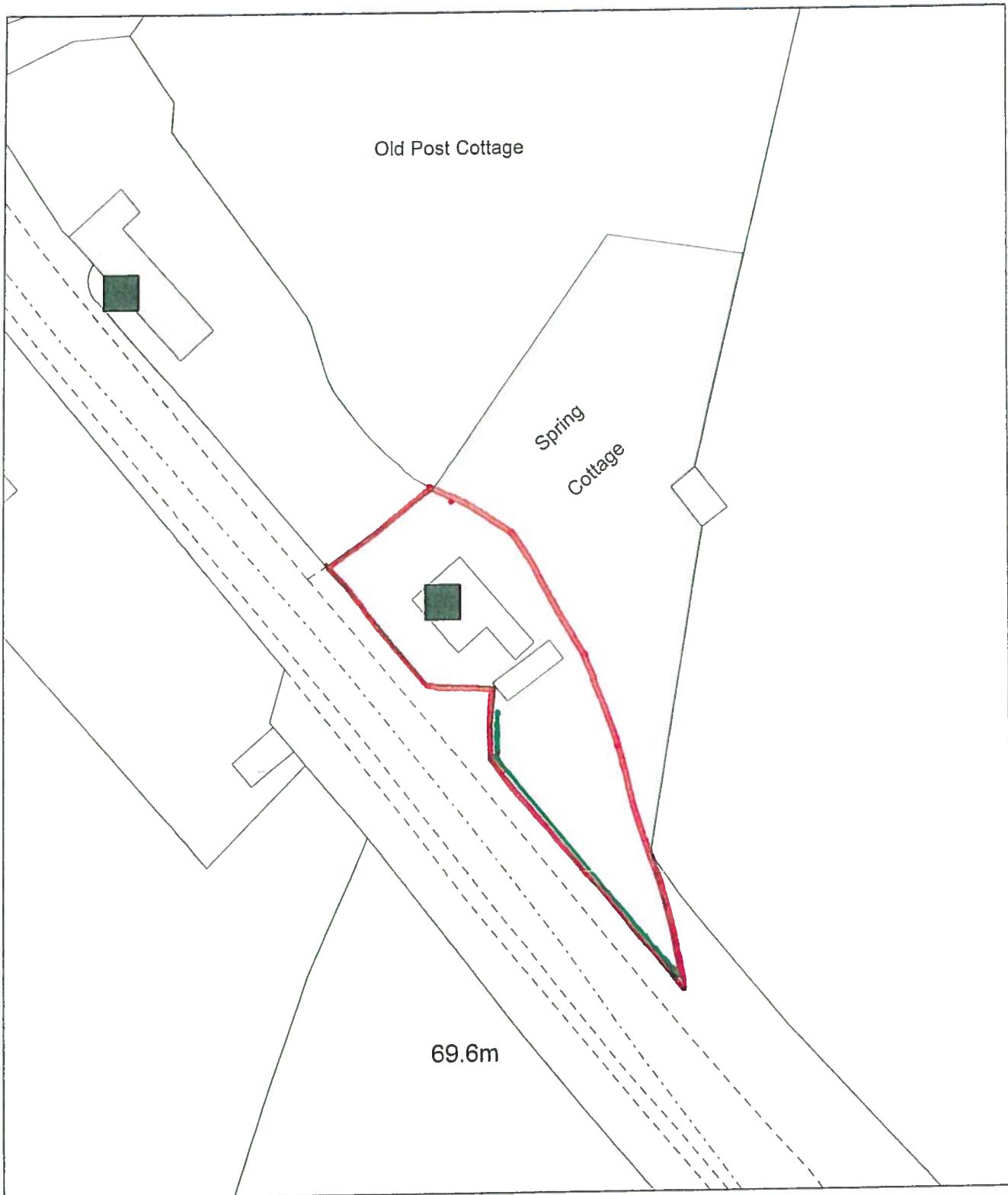
You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date specified in paragraph 7 of the notice. The attached leaflet details how an appeal can be made.

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 0117 372 6372 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.



Plan: Enforcement
File: ENF/BRE/2012/324
Scale: 1:500
N.G. Ref: TQ8218NW