

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 A

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 adjacent to Breadsell Lane, Crowhurst, 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 the material change of use of the land from agriculture to a mixed use of agriculture and recreational use including the standing of a caravan and the storage of a utility vehicle in association with the recreational use.

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 site lies within a designated Area of Outstanding Natural Beauty and the use and development is detrimental to the character and appearance of the area. The development does not conserve the distinctive identified landscape character of the High Weald AONB. It is contrary to the objectives of Policies GD1 (iv), (v) and (vi) of the Rother District Local Plan (2006), Policies 0SS5 (iii) and EN1 (i) of the Rother District Local Plan – Core Strategy and advise in paragraph 115 of the NPPF.

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

6. WHAT YOU ARE REQUIRED TO DO

Remove the caravan, utility vehicle, tables, chairs and picnic table from the land and cease the use for recreation.

7. TIME FOR COMPLIANCE

Two months after this notice takes effect.

8. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 2 January 2014 unless an appeal is made against it beforehand.

Dated: 12 November 2013

Signed:

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

Ref: MKN037 – Notice A

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 0117 372 6372 or by emailing enquiries@pins.gsi.gov.uk

WHAT HAPPENS IF YOU DO NOT APPEAL

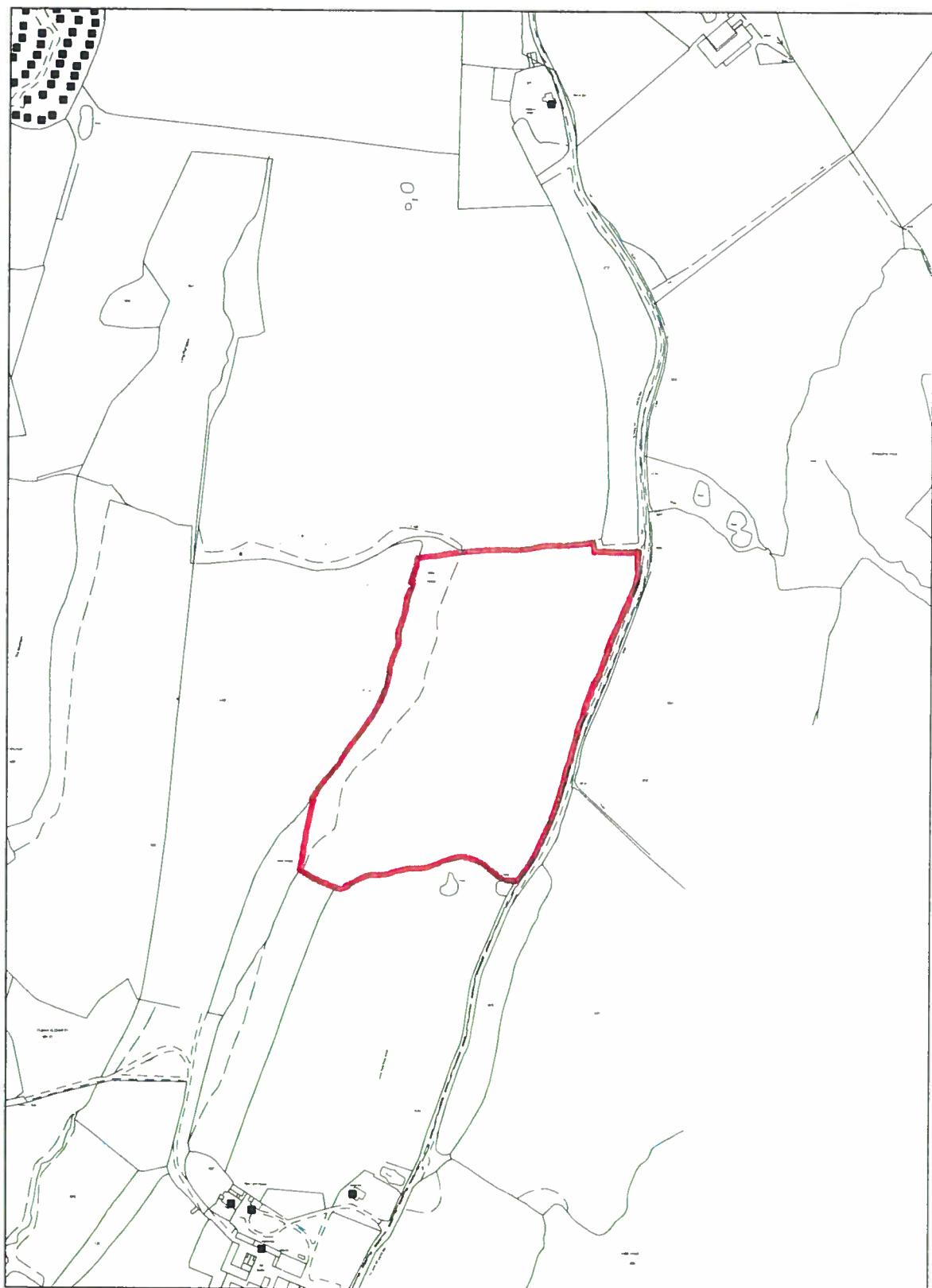
If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council

SITE PLAN

CROWHURST

ENF/CRO/2013/43

LAND ADJ. BREADSELL LANE



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Not To Scale