

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

Issued by: East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS (“the Council”)

1. **This is a formal notice** which is issued by the Council, because it appears to it 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. It considers 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 this notice contains important additional information.

2. **The land to which this notice relates:**

The land at Ducks Crossing, Stone Road, Bramshall, Staffordshire, ST14 8SH, Staffordshire shown edged in red on the attached plan (“the Land”).

3. **The matters which appear to constitute the breach of planning control**

Without planning permission, the commencement of the erection of a dwelling house on the Land in the position, edged in green, on the attached plan.

4. **Reasons for issuing this notice**

The Council considers it expedient to issue this notice for the following reasons:

- (1) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (2) The proposed dwelling would constitute an unnecessary and unsustainable form of development in the countryside. The proposed dwelling would, by way of its design and massing result in an incongruous feature to the detriment of the character and appearance of the area. Development of the dwelling commenced prior to planning permission being granted. Formal enforcement action is required to ensure removal of the development.
- (3) 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**

- (1) Dismantle the unauthorised development and remove the resultant materials from the Land.

6. Time for compliance

30 days beginning with the day on which this notice takes effect.

7. When this notice takes effect

This notice takes effect on 12th January 2017 unless an appeal is made against it beforehand.

Dated:

6th December 2016

Signed:



Solicitor to the Council, Monitoring Officer
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS



The Planning Inspectorate

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Direct Line 0303-444-5000

Fax No 0117-372-8782

ANNEX

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

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

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- The name of the local planning authority;
- The site address;
- Your address; and
- The effective date of the enforcement notice.

We **MUST** receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

