

APPENDIX 2

The Notice



STATUTORY NOTICE

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

NOTICE OF ARTICLE 4 DIRECTION MADE UNDER ARTICLE 4(1) OF THE TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

ARTICLE 4 DIRECTION FOR BURTON UPON TRENT

East Staffordshire Borough Council have made an Article 4(1) Direction on the 7th of December 2021 under Article 4(1) of the Town and Country Planning Act (General Permitted Development) (England) Order 2015 to be confirmed in March 2022.

The Direction relates to development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouse) of Part 3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of Part 3 of that Schedule, and removes permitted development rights for this type of development from 1st April 2023. Planning permission will therefore be required for change of use from Class C3 to Class C4 once the Burton Upon Trent Article 4 Direction is in place.

The Burton upon Trent Article 4 Direction applies to the area outlined in red on the attached plan.

A copy of the Direction, map and covering letter can be viewed by appointment at the Burton Upon Trent Customer Service Centre, Market Place, Burton upon Trent,

Staffordshire, DE14 1HA between the hours of 9am – 3pm. To arrange an appointment please call 01283 508000

The Direction, map, and covering letter can also be viewed at:

<https://www.eaststaffsbc.gov.uk/planning/planning-policy/consultations/small-hmo>

Prior to the Article being confirmed, a consultation period will run from the 8th of December 2021 to the 17th of January 2022.

During this time, please post any written representations to:

Planning Policy,

East Staffordshire Borough Council,

PO Box 8045,

Burton upon Trent,

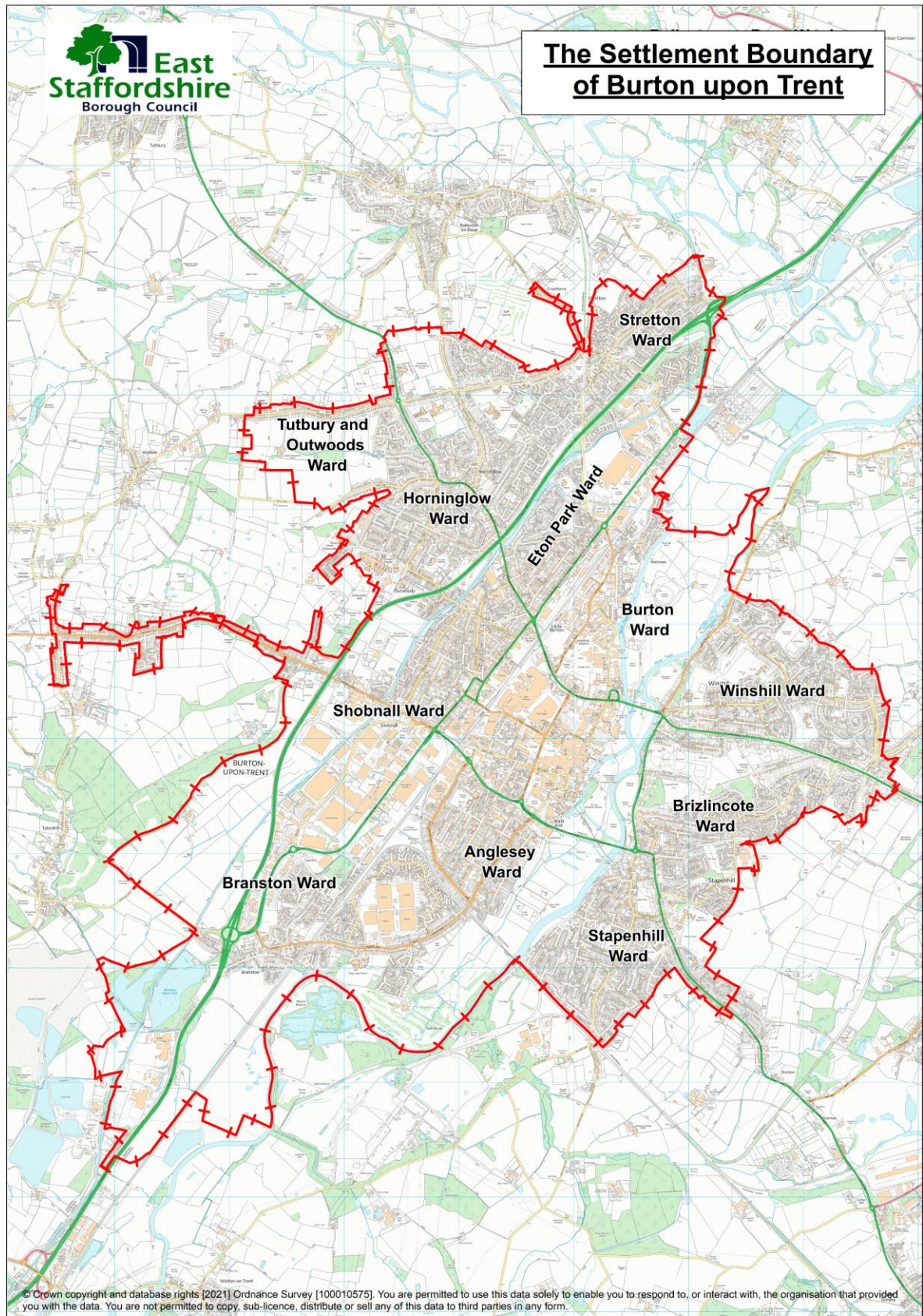
DE14 9JG

Representations can also be made by email via PlanningPolicy@eaststaffsbc.gov.uk

Any written representations received during this consultation will be considered by the Council when confirming the direction.

Dated – 8th of December 2021.

PLAN – the area outlined in red is affected by the Burton upon Trent Article 4 Direction:



The Letter to the Secretary of State

Planning Casework Unit,
Department for Levelling Up, Housing and Communities,
23 Stephenson Street,
Birmingham,
B2 4BH

Anthony Collins
solicitors

Notification – Article 4 Direction for Burton upon Trent – Class C3 to Class C4 – Residential Dwelling to small HMO.

Dear Sir/Madam

I am writing to notify you that on the 7th of December 2021, East Staffordshire Borough Council has made a direction under Article 4(1) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the Order”).

The Article 4(1) Direction covers the development boundary of Burton Upon Trent as shown by the attached red line plan and will remove permitted development rights for Use Class C3 to Use Class C4 as permitted by Class L(b) of Part 3 of Schedule 2 of the Order. Following the confirmation of the order planning permission will be required for the conversion of a residential dwelling to a small house in multiple occupation (“HMO”).

This direction has been made following the gathering of evidence on the effect of HMOs in Burton upon Trent. Following the introduction of the permitted development rights, Burton has seen significant growth in HMOs and in the last 5 years East Staffordshire Borough Council’s Environmental Health team have received over 200 complaints relating to unlicensed HMOs.

East Staffordshire Borough Council are of the opinion that by requiring planning permission for the conversion of residential dwellings to HMOs they will be able to regulate any planning harm caused by said conversions. For example, it will be possible to impose conditions to require adequate parking and bin storage, and by avoiding over concentrations of C4 properties in the same streets, reduce localised anti-social behaviour.

There will be a period of consultation from the 8th of December 2021 to the 17th of January 2022 for the public to provide written representations regarding the Article 4 Direction. The Council has made arrangements for the advertisement of the Statutory Notice on site and in newspapers. In addition, the Statutory Notice and Direction with accompanying map are available to view on the Council’s website. The council has also notified statutory consultees and the planning policy contact database to enable better consultation on the measure.

The Council intends to confirm the direction in March 2022 with a view to the restriction coming into place on the 1st April 2023, subject to the consideration of any written representations

This letter provides formal notification of the Article 4 Direction as required by Schedule 3 11(b) of the Order. Please find enclosed the Direction (made and sealed on the 7th of

December), the statutory notice, the red line map and the covering letter accompanying the notice.

If you have any questions in relation to the Article 4 Direction, please contact me. This letter and the enclosed have also been provided by email.

Yours Faithfully,

Sent on behalf of Phillip Stephenson,

Principal Planning Policy Officer
East Staffordshire Borough Council

Please could any further correspondence be posted to:

Phil Stephenson,
Principal Planning Policy Officer,
East Staffordshire Borough Council,
The Town Hall,
King Edward Place,
Burton upon Trent,
DE14 2EB

Motors

Vehicles Wanted

WANTED CLASSIC VEHICLE

Collectors car, van or lorry. Any condition. I am interested in anything old even panels or parts. Responsible viewing.
Tel: 07971 788885

WANTED CARS - VANS - LORRIES - and LAND ROVERS

Anything - even damaged or non runners
Tel: 07971 788885
marketplacelive.co.uk
Your local place to buy and sell

Kia

Kia picanto 1.1ls 2008 5 door 54k



54k mile warranted from new, service history, last service 11/21 at 54k, low mileage for the year, very well maintained, ideal for first time driver, cheap tax and insurance, plus 60mpg, very economical and reliable, comfortable to drive, pas, central locking, electric windows, radio cd, hpi cleared, 4 good tyres, looks and drives very well, excellent body with immaculate inside interior, drives very smooth, first to see plus drive will buy, 12 months mot available, px welcome, delivery and warranty available.
Bargain (T)
£1750
07711166600

Kia Picanto Ice 1.1 2008 5dr 62K Only



2 owner, 62k miles warranted with full service history from new. Last service 11/21 at 62k, Low mileage for the year, Very well maintained, Ideal for first time driver, Cheap tax and insurance, Plus 60mpg, Very economical and reliable, Comfortable to drive, Central locking, Electric windows, Radio, CD, HPI clear, 4 good tyres, Looks and drives very well, Excellent body with immaculate inside interior, Drives very smooth, First to see plus drive will buy, 12 months MOT available, PX welcome, Delivery and warranty available. (T)
Bargain
£2350
07711166600

Peugeot

Peugeot 107 998cc Verve 2009, Immaculate



Senior citizen owner, part service history, last serviced 12/21, very well maintained, ideal for first time driver, £20 tax, low insurance, power steering, remote central locking, front electric windows and mirrors, air con, radio, cd, hpi clear, 4 good tyres, looks immaculate all around with beautiful as new interior, drives very smooth, first to see plus drive will buy, 12 month MOT available, px welcome, Delivery and warranty available (T)
£2350
07711166600

Renault

Renault Kangoo 1.2 2007 5 Door 61K



With wheelchair ramp, 3 seater, Disabled owner, 61k mile warranted from new. Last serviced 12/21 at 61k, Very well maintained, Ideal for disabled person, very economical and reliable, Comfortable to drive, Looks excellent all around, Drives very smooth, First to see plus drive will buy, 12 month MOT available, PX welcome, Delivery and warranty available (T)
Bargain
£2750
07711166600

Vauxhall

Vauxhall Astra 1.6 VVT 2010 3dr 85K



2 owners from new, Service history, Bundle of service invoices present, Last service 12/21, Very well maintained, Ideal for family motor, Economical and reliable, Comfortable to drive, Power Steering, Remote central locking, Electric windows and mirrors, Air con, Radio, CD, HPI clear, Alloys, 4 Good tyres, Looks and drives very well, Excellent body with immaculate inside interior, Drives very smooth, First to see plus drive will buy, 12 month MOT available, PX welcome, Delivery and warranty available (T)
£2250
07711166600

Public Notices

Public Notices



TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) NOTICE OF ARTICLE 4 DIRECTION MADE UNDER ARTICLE 4(1) OF THE TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) ARTICLE 4 DIRECTION FOR BURTON UPON TRENT

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During this time, please post any written representations to:

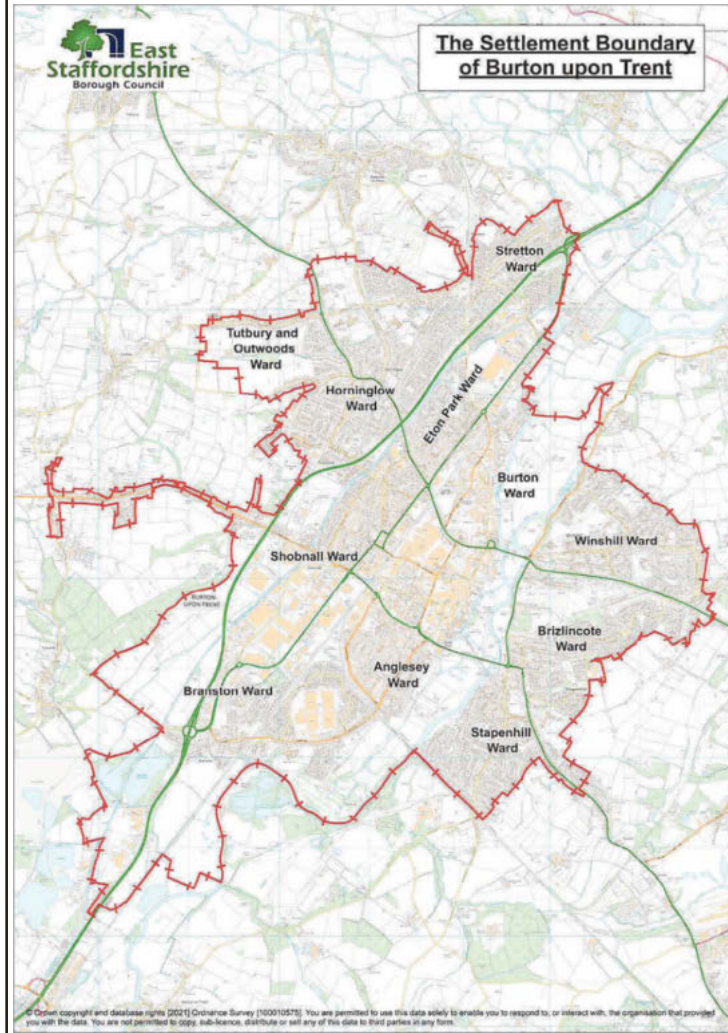
Planning Policy,
East Staffordshire Borough Council,
PO Box 8045,
Burton upon Trent,
DE14 9JG

Representations can also be made by email via PlanningPolicy@eaststaffsbcc.gov.uk

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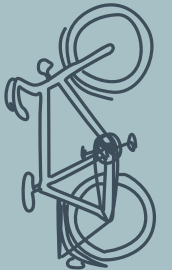
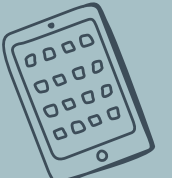
Dated - 8th of December 2021. 10080233-5

PLAN - the area outlined in red is affected by the Burton upon Trent Article 4 Direction:



NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL TOWN AND COUNTRY PLANNING (DEVELOPMENT (ENGLAND) ORDER 2015 AND/OR THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

21/02202/FUL - SLB - Erection of single storey front extension and two storey side extension Hall Gardens, New Road, Appleby Magna, Swadlincote.
All details can be inspected via www.nwleics.gov.uk. Any comments you wish to make must be received within 21 days of the date of this newspaper or as stated on the notice, to Planning & Development, NWLDC, Council Offices, Coalville LE67 3FJ, quoting the application number. CA - Conservation Area. SLB - Setting of a Listed Building. LBC - Listed Building Consent.
J. Arnold, Strategic Director of Place, Council Offices, Coalville, Leicestershire LE67 3FJ.



Any item any price free online

marketplacelive.co.uk
Your local place to buy and sell

Any item any price free online



Pin point selling, when it's local

marketplacelive.co.uk
Your local place to buy and sell



The recycled paper content of UK newspapers in 2016 was **62.8%**

Local pick up, what a great idea

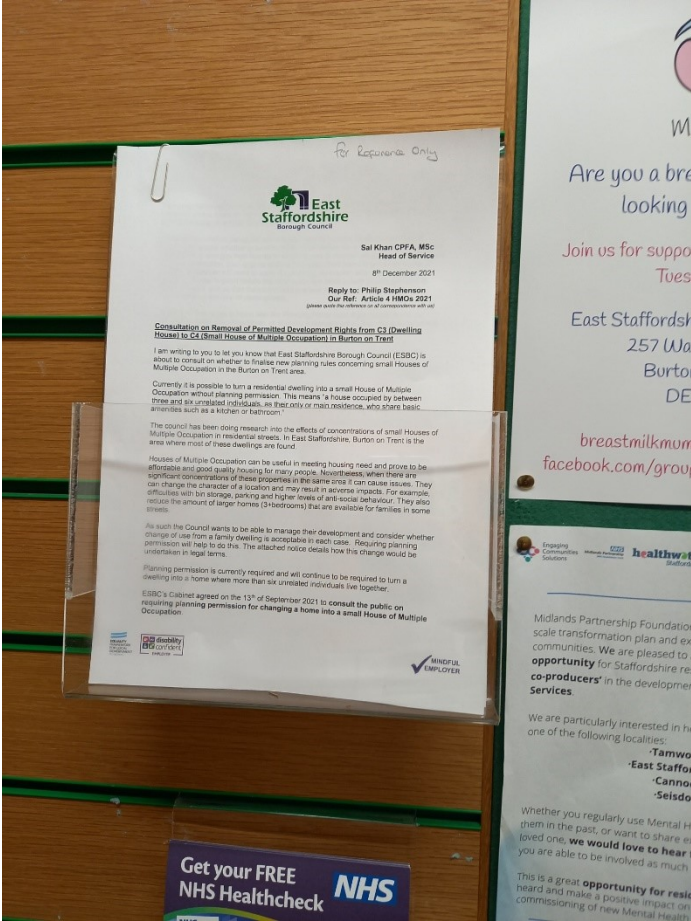
marketplacelive.co.uk



Burton Customer Services Centre – Notice Board



Burton Library - Notice Board



Burton Town Hall - Notice Board

