

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)

Council Reference WKS3/00033/EN24

ISSUED BY STAFFORD BOROUGH 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 and buildings at 7 High Chase Rise, Little Haywood, Stafford, Staffordshire ST18 0TY, shown edged red on the attached plan ('the Land').

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

Without planning permission, the operational development consisting of the following:

(i) engineering operations on the Land consisting of changing the rear garden ground levels including the erection of the retaining wall in the approximate position shown shaded green on the attached Image B, and

(ii) the erection of the outbuilding on the Land in the approximate position shown shaded yellow on the attached Image B, and

(iii) the erection of a fence in excess of 1 metre in height adjacent to the highway in the approximate position shown shaded blue on the attached image B

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 operational development conflicts with Policy N1 (Design) of The Plan for Stafford Borough 2011-2031 and Chapter 12 Achieving Well Designed Places, National Planning Policy Framework update 12th December 2024.

The Council does 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

- (i) Remove the outbuilding shaded yellow on Image B from the Land;
- (ii) Remove the concrete block wall shaded green in **Image B**;
- (iii) Remove the fence shaded blue in **Image B**, including the fence panels, concrete posts and supporting concrete base gravel boards from the Land;
- (iv) Reinstate the rear garden ground levels to:
 - a level not exceeding the height of any part of the existing brick wall indicated in the position **A-B-C** in **Image B**.
 - a level not exceeding the height of the concrete block wall indicated in the position **D-E** in **Image B**.

in accordance with Drawing No 24-06-02 'Site Plan as Previous' dated April 2024 (drawing forming part of planning application to Stafford Borough Council reference 24/39281/HOU) attached to this Notice ('Drawing A', annotated for this Notice by Stafford Borough Council) and shown on Google Streetview image dated approximately 2009 (attached to this Notice ('Streetview Image 'A'))

- (v) Remove from the Land all waste materials and arisings as a result of the completion of steps (i) to (iv) above

6 TIME FOR COMPLIANCE

Eight (8) months after this Notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

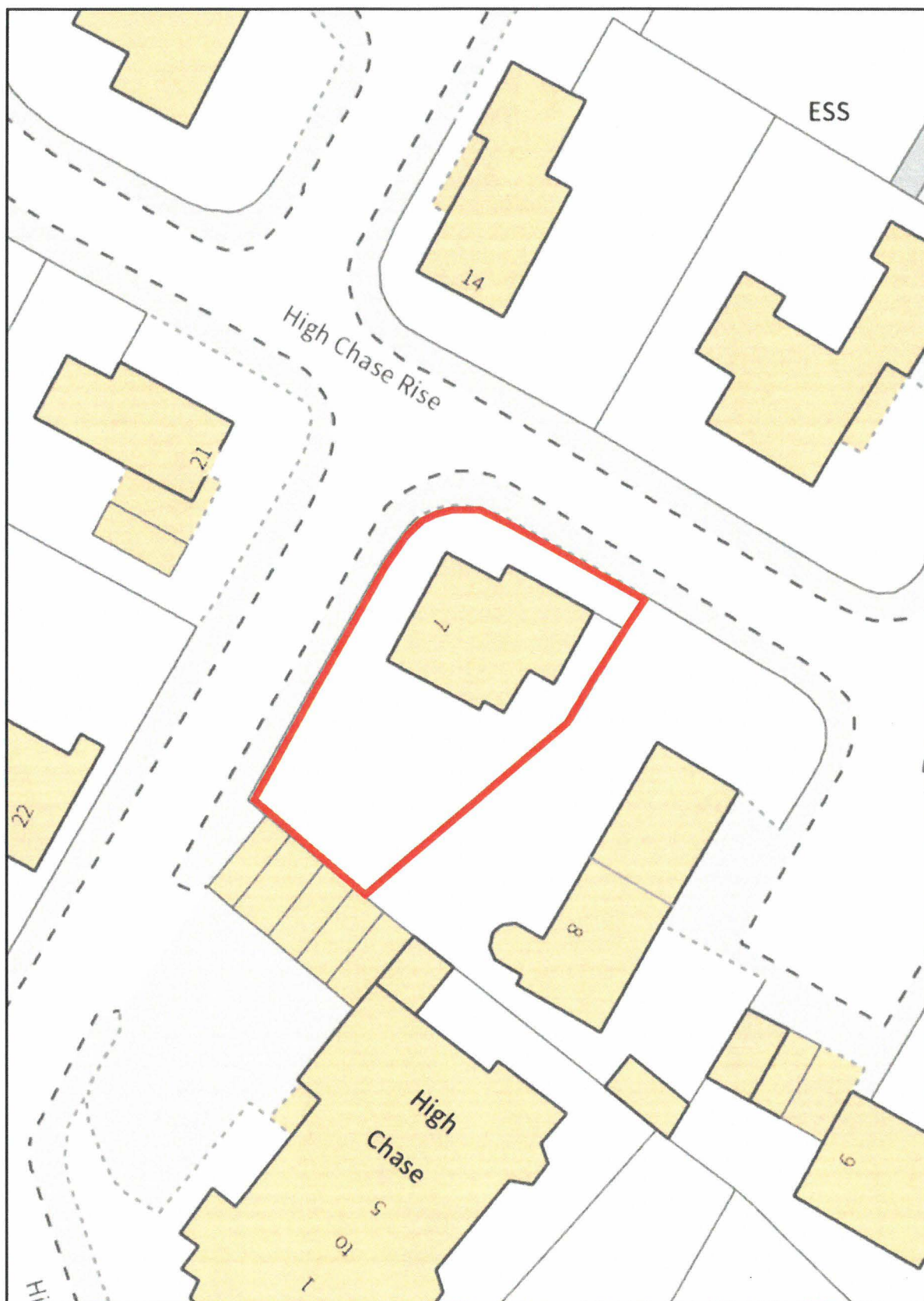
This notice shall take effect on 15th October 2025, unless an appeal is made against it beforehand.

DATED 10/9/25

SIGNED 

ON BEHALF OF Stafford Borough Council, Civic Centre, Riverside, Stafford.
ST16 3AQ

Nominated Officer Jim Wilmot
Telephone Number 07890 433079



PLANNING ENFORCEMENT NOTICE

7 HIGH CHASE RISE, LITTLE HAYWOOD, STAFFORD, ST18 0TY

REFERENCE WKS3/00033/EN24

STAFFORD BOROUGH COUNCIL

THIS NOTICE HAS BEEN SERVED ON THE FOLLOWING:-

- Gareth John Johnson, 7 High Chase Rise, Little Haywood, Stafford ST18 0TY
- Samantha Jane Logan, 7 High Chase Rise, Little Haywood, Stafford, ST18 0TY
- The Occupier, 7 High Chase Rise, Little Haywood, Stafford, ST18 0TY
- HSBC UK Bank PLC, (Co. Regn. No. 9928412), Customer Service Centre, BX8 4HB.

ANNEX

THE RIGHT OF APPEAL

There is a right of appeal for anyone who has an interest in the land to which the enforcement notice relates, or who is a relevant occupier, whether or not they have been served with a copy of the notice. Anyone occupying the land by virtue of a licence is a relevant occupier.

Any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal [link to <http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>]

STATUTORY PROVISIONS

A copy of sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 is attached for your information

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** of the notice, and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods 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.

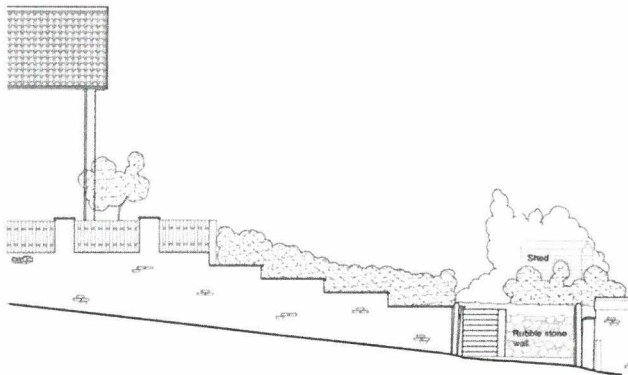
STREETVIEW IMAGE 'A'





IMAGE B

DRAWING 'A'



Current North West Elevation from High Chase Rise



Current South West Elevation from High Chase Apartments Car Park



Site Plan as Current

Elkin Design	
Architectural, Planning & Building Consultant	
14 Highfield Road, Huron, Suffolk, ST18 8LY	
T: 01473 207100, M: 07847 111000	
E: mail@elkin.co.uk, info@elkin.co.uk	
DRG. NO.	24-06-02
revision	
title	scale
Site Plan as Previous	1:100 @ A2
project	date
Landscaping Project	April 2024
7 High Chase Rise	drawn
Little Haywood ST18 8TY	GSE
client	
S. Johnson	