

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 STAFFORD BOROUGH COUNCIL

1 THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) 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

The land and buildings adjacent to Gnosall Road, Beffcote, Stafford shown edged red on the attached plan.

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

Without planning permission, the construction of a hard standing, shown marked 1 on the attached plan, the positioning of a septic tank, shown marked 2, on the attached plan, the erection of a fence shown marked by crosses on the attached plan and the erection of a shed, shown marked 3 on the attached plan

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 unauthorised development in question was substantially completed less than four years ago. This conflicts with Policies SP1, SP7, N1, C5 and E2 of The Plan for Stafford Borough 2011 - 2031. 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 hardstanding

Time for compliance 3 Months after this notice takes effect.

- (ii) Remove the septic tank
Time for compliance 3 Months after this notice takes effect.
- (iii) Remove the shed
Time for compliance 3 Months after this notice takes effect.
- (iv) Reduce the height of the fence to not more than 1.0 metres above ground level
Time for compliance 3 Months after the notice takes effect.
- (v) Remove from the land all building materials and rubble arising from compliance with the requirements above, and restore the land to its condition before the breaches took place.
Time for compliance 4 Months after this notice takes effect.

6 WHEN THIS NOTICE TAKES EFFECT

This notice shall take effect on 27 May 2021, unless an appeal is made against it beforehand.

DATED 15 April 2021

SIGNED 

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

NOMINATED OFFICER: Edward Owen

TELEPHONE NUMBER: 01785 619527

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 acting on behalf of the Secretary of State before the date specified in Paragraph 6 of the notice.

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

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 6 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 the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

THIS NOTICE HAS BEEN SERVED ON THE FOLLOWING:-

Mr C B Hunt
Elderberry Barn
Gnosall Road
ST20 0EB