

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 and Material Change of Use)

Council Reference USE/00216/EN22

ISSUED BY STAFFORD BOROUGH COUNCIL ('the 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 Lying To The South Of Long Lane Farm, Long Lane, Derrington, Stafford ST18 9PA shown edged red on the attached plan ('the Land').
- 3 **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**
Without planning permission on the Land, the material change of use from agricultural to non-agricultural commercial operations and storage, and operational development comprising the erection of a building and laying of a hard surface in connection with the use of the Land.
- 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 in respect of the alleged unauthorised use. It appears to the Council that the above breach of planning control has occurred within the last four years in respect of the alleged operational development.
The material change of use and operational development conflicts with:
Policies of The Plan for Stafford Borough 2011-2031:
Policy E1 Local Economy Paragraph (f)
Policy E2 Sustainable Rural Development
Policy N1- Design
Policy T1- Transport
Policy T2 Parking and Manoeuvring Facilities
Policy N4 - The Natural Environment and Green Infrastructure
and
National Planning Policy Framework:
Chapter 6 Building a Strong, Competitive Economy
Chapter 12 Achieving Well Designed Places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 15 Conserving and enhancing the Natural Environment

The development is harmful to the vitality and character of the countryside, is not considered consistent with agriculture, and causes an unacceptable impact on environmental quality. It has not been demonstrated the development will safeguard and enhance ecological assets, and that the development would manage the risk of flooding. It has not been demonstrated the gated access is safe and that development would reduce the impact of traffic on the highway network.

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**

- A** In connection with the alleged unauthorised use of the Land complete the following steps:
- i. Cease the use of the Land for non-agricultural commercial operations
 - ii. Cease the use of the Land for the storage of non-agricultural commercial and scrap materials
 - iii. Remove from the Land to a location licensed to receive, non-agricultural commercial and scrap materials including, though not limited to:
 - Storage containers and parts thereof
 - Tracked excavator type vehicle
 - Scrap trailers
 - Scrap metal equipment
 - Tyres and wheels
 - Crushed rubble, bricks, hardcore and soil where stored on the Land
 - Gas bottles
 - 'Atkin Landscapes' flatbed type vehicle and its stored contents
 - Scrap flatbed type vehicle
 - Timber pallets, timber logs, split wood, tree roots where excavated and loose timber
 - Trailer, lawnmowers stored in building marked in the approximate position 'X' on the attached plan
 - Ladders
 - Corrugated metal sheets
 - Metal building construction materials
 - Plastic drain pipes
 - Metal fencing materials
 - Engineering and building materials, equipment and machinery
 - Cement mixer
 - Scaffolding equipment
 - Plastic sheets
 - Partly open sided blue coloured hut with bitumen felt dual pitched roof structure

- Fuel, Oil drums and containers
- Heavy lifting equipment

- B** In connection with the alleged operational development on the Land complete the following steps:
- Remove from the Land the storage building marked in the approximate position 'X' on the attached plan
 - Remove from the Land panels which together form a screen between the approximate positions A and B on the attached plan. Remove from the Land, posts which support the screen
 - Remove from the Land the screen panel in the approximate position C on the attached plan
 - Remove from the Land the metal access gate to Dale Lane, and supporting metal gate posts
 - Remove from the Land the timber panel fencing on each side of metal access gate
 - Remove from the Land all hard surfaced areas laid in connection with the alleged use of the Land for non-agricultural commercial operations and storage
- C** In connection with the alleged operational development on the Land and following completion of **B**vi above, reinstate former hard surfaced areas with clean topsoil and establish a grassed surface to the same level as surrounding grassed areas.

6 TIME FOR COMPLIANCE

In the case of 5**A** above: Nine (9) months after this notice takes effect
 In the case of 5**B** above: Nine (9) months after this notice takes effect
 In the case of 5**C** above: Fourteen (14) months after this notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice shall take effect on 14 August 2025, unless an appeal is made against it beforehand.

DATED: 11 July 2025

SIGNED: ***FA Whitley***

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

Nominated Officer: Frank Whitley
 Telephone Number: 07977 635985

THIS NOTICE HAS BEEN SERVED ON THE FOLLOWING:-

Henry Frederick Plant, Villa Farm, Green Lane, Coton Clanford, Stafford, ST18 9PD

The Occupier, Land Lying To The South Of Long Lane Farm, Long Lane, Derrington, Stafford ST18 9PA

Site Notice, Land Lying To The South Of Long Lane Farm, Long Lane, Derrington, Stafford ST18 9PA

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.