

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

(Material Change of Use)

Council Reference USE/00079/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 and buildings on the east side of Blurton Road, Barlaston ('the Land') shown edged red on the attached plan, also known as Wolfdale, Blurton Road, Barlaston, Stoke on Trent, Staffordshire.
- 3 **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**
Without planning permission on the Land, the material change of use from residential and domestic uses to a mixed use of residential, domestic and the storage of materials for commercial purposes.
- 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. The material change of use conflicts with Policies of The Plan for Stafford Borough 2011-2031:
Policy E1 Local Economy Paragraphs (f), (i).
Policy N1- Design
and
National Planning Policy Framework :
Chapter 12 Achieving Well Designed Places
Chapter 13 Protecting Green Belt Land

The amount of materials stored on the Land exceeds what could be considered reasonable for domestic purposes and causes significant visual harm to the street scene and countryside setting. 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**

1. Cease the use of the Land for commercial storage
2. Remove from the Land items stored for commercial purposes, including, though not limited to:
 - Red and white coloured 'Safeway' vehicle trailer
 - Metal and plastic containers and storage bins
 - Chairs
 - Non-road worthy vehicles and vehicle parts
 - Tent frames
 - Tarpaulins
 - Cardboard
 - Engines and engine parts
 - Ladders
 - Trampoline
 - Wheelbarrows
 - Signboard
 - Stove
 - Car trailers and their contents where used in connection with commercial storage
 - Fencing materials
 - Window frames and glazing materials
 - Drainage and pipework materials
 - Timber and Timber pallets
 - Hydraulic lifting equipment
 - Garage door
 - Filing cabinet
 - Heavy duty rope
 - Mobile office/storage container
 - Household goods stored externally from the dwelling with the exception of timber shed, two greenhouse structures marked on the attached plan 'X', 'Y', 'Z'.
 - Contents of greenhouse type structures
 - Bicycles and bicycle parts

6 **TIME FOR COMPLIANCE**
Six (6) 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:-

Site Notice, Wolfdale, Blurton Road, Barlaston, Stoke on Trent, Staffordshire
The Occupier, Wolfdale, Blurton Road, Barlaston, Stoke on Trent, Staffordshire
The Occupier, Wolfdale, Blurton Road, Barlaston, Stoke on Trent, Staffordshire
Richard Samuel Buxton, Wolfdale, Blurton Road, Barlaston, Stoke on Trent, Staffordshire
Richard Samuel Buxton, Woodeaves Farm, Barlaston, Staffordshire
Fenella Valencia Sarah Buxton, Woodeaves Farm, Barlaston, Staffordshire
Stephen Timothy Buxton, Woodeaves Farm, Barlaston, Staffordshire
Clifford John Buxton, Woodeaves Farm, Barlaston, Staffordshire

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.



**Land and buildings on the east side of Blurton Road,
Barlaston, Staffordshire**

Planning Enforcement Notice

Stafford Borough Council reference USE/00079/EN22