



**Hinckley & Bosworth
Borough Council**

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY HINCKLEY & BOSWORTH BOROUGH COUNCIL

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to it that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. It considers 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 AFFECTED

Land Adjacent To, White Cottage, 5 Church Walks, Stoke Golding, Nuneaton ("the Land") which is shown edged red on the plan annexed ("the Plan").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission the material change of use of the land from agriculture to a use for the storage of building materials

4. REASONS FOR ISSUING THIS NOTICE

a) In the opinion of the Local Planning Authority the storage of building materials on an open piece of land within the Stoke Golding Conservation Area detracts from

the character of this sensitive area and is contrary to Policy DM11 and DM12 of the Site Allocations and Development Management Policies DPD.

- b) In the opinion of the Local Planning Authority the storage of builder's materials adjacent to a Grade I Listed Building has an adverse impact on the building and its setting and is contrary to Policy DM11 and DM12 of the Site Allocations and Development Management Policies DPD.
- c) The Council considers that the adverse impacts of the unauthorised change of use cannot be satisfactorily mitigated by the use of planning conditions. It is evident that the change of use of the land to a builder's storage yard has occurred within the last 10 years and it is expedient for the Council as the Local Planning Authority to take enforcement action to remedy the breach of planning control.

5. WHAT YOU ARE REQUIRED TO DO:-

- a) Cease the use of the land as a builder's storage yard
- b) Remove all materials associated with this use from the land.


6. TIME FOR COMPLIANCE:

One month after this notice takes effect.

7. DATE WHEN THIS NOTICE TAKES EFFECT

This notice will take effect on 10 May 2018 unless an appeal is made against it beforehand.

Dated: 10 April 2018

Signed: 

Gemma Dennis (Team Leader – Development Management)

on behalf of:-

Hinckley & Bosworth Borough Council

Hinckley Hub

Rugby Road

Hinckley

Leicestershire

LE10 0FR

ANNEX

PERSONS SERVED

The following persons have been served with a copy of this Notice:

Mr Kenneth Jack Morley Wakefield
117 Hinckley Road
Stoke Golding
Nuneaton
Leicestershire
CV13 6ED

Mrs June Doreen Wakefield
117 Hinckley Road
Stoke Golding
Nuneaton
Leicestershire
CV13 6ED

Any Owner
Land Adjacent To:
White Cottage
5 Church Walks
Stoke Golding
Nuneaton
Leicestershire
CV13 6HB

Any Occupier
Land Adjacent To:
White Cottage
5 Church Walks
Stoke Golding
Nuneaton
Leicestershire
CV13 6HB

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 Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed leaflet "HOW TO COMPLETE YOUR ENFORCEMENT APPEAL FORM" sets out your rights and how to lodge your appeal. If you wish to lodge an appeal you must contact the Planning Inspectorate in the first instance for the forms to be sent to you.

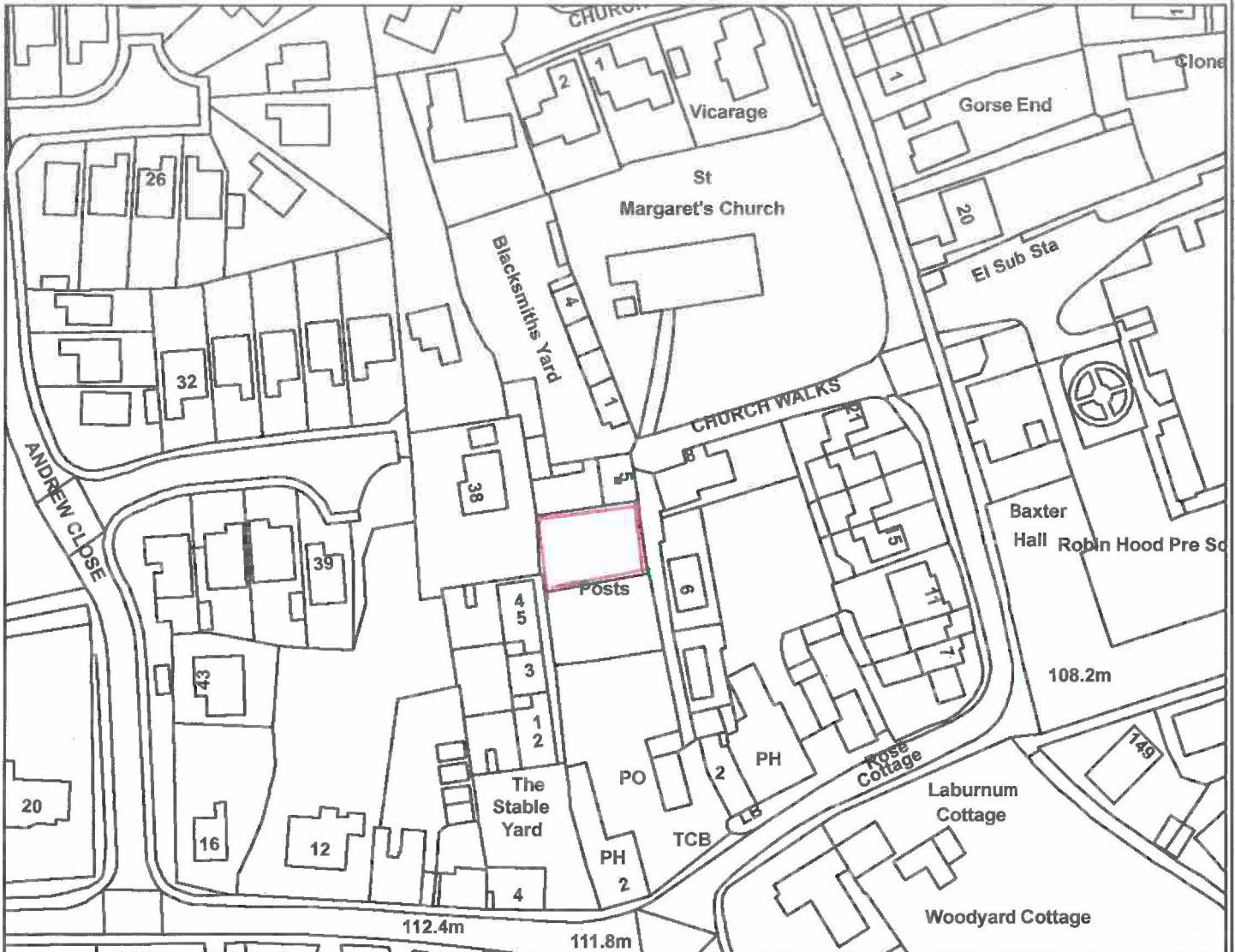
If you appeal and wish the appeal under ground (a) or the deemed planning application to be considered a fee of **£924.00** is payable. Fee must be paid to the Council (cheque made payable to Hinckley & Bosworth BC). The Planning Inspectorate will notify you of the date by when this fee must be paid.

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 period(s) 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.

Planning Enforcement Plan

Not Set



Legend

Scale: 0 0.0125 0.025 0.05 KM

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Organisation	Hinckley and Bosworth BC
Department	
Comments	Not Set
Date	10/04/2018
PSMA Number	100018489