

SCDC Ref No: E499

Land adj to Hills Trees, Babraham Road, STAPLEFORD

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

Carrying out Development without the required planning permission

ISSUED BY: SOUTH CAMBRIDGESHIRE DISTRICT 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.

2 **THE LAND AFFECTED** Land adjacent to Hill Trees, Babraham Road, Stapleford, Cambridgeshire, shown edged with a thick black line on the attached plan.

3 **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, materially changing the use of land from agriculture to the storage of motor vehicles, caravans/mobile homes, container, trailers, timber, bricks, scrap metal and other items not associated with or requisite for agriculture.

4 **REASONS FOR THIS NOTICE**

- A The breach of planning control in relation to the material change of use has occurred within the last ten years.
- B The use of this site for the storage of vehicles etc represents inappropriate development in the Green Belt and there are no very special circumstances to justify such development in the Green Belt. The development therefore contravenes Policy P9/2a of the Structure Plan which imposes tight restrictions on new development in the Green Belt, Policy GB2 of the Local Plan which states that permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated and Policy P1/2 of the Local Plan which states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
- C In addition, the use of the land for such purposes materially harms the rural character of the countryside contrary to Policy EN1 of the Local Plan which states that permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of Landscape Character Areas.

5 **WHAT YOU ARE REQUIRED TO DO**

Remove from the site all motor vehicles, caravans/mobile homes, container, trailers, timber, bricks, scrap metal and other items not associated with or requisite for agriculture.

Time for compliance: Within two months after this notice take effect

6 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on the 31 March 2005, unless an appeal is made against it beforehand.

Dated: 23rd February 2005

Signed:



Head of Legal Services

On behalf of: South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB3 6EA. (Please quote the Council's reference number in any correspondence: E499).

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 31 March 2005.

NOTE:

- 1 If you wish to appeal this Notice on ground (a) [permission should be given for the use or operational development enforced against] there will be fees payable both to the Planning Inspectorate and the Council each of the amount of the normal planning application fee namely £220 (making a total of £440). The fees should be sent with the appeal forms. Cheques sent to the Inspectorate should be payable to "Office of the Deputy Prime Minister"; cheques sent to the Council should be payable to "South Cambridgeshire District Council".
- 2 A copy of all the relevant development plan policies is attached.

Please note that a separate appeal form must be completed for each individual person or organisation.

ANNEX

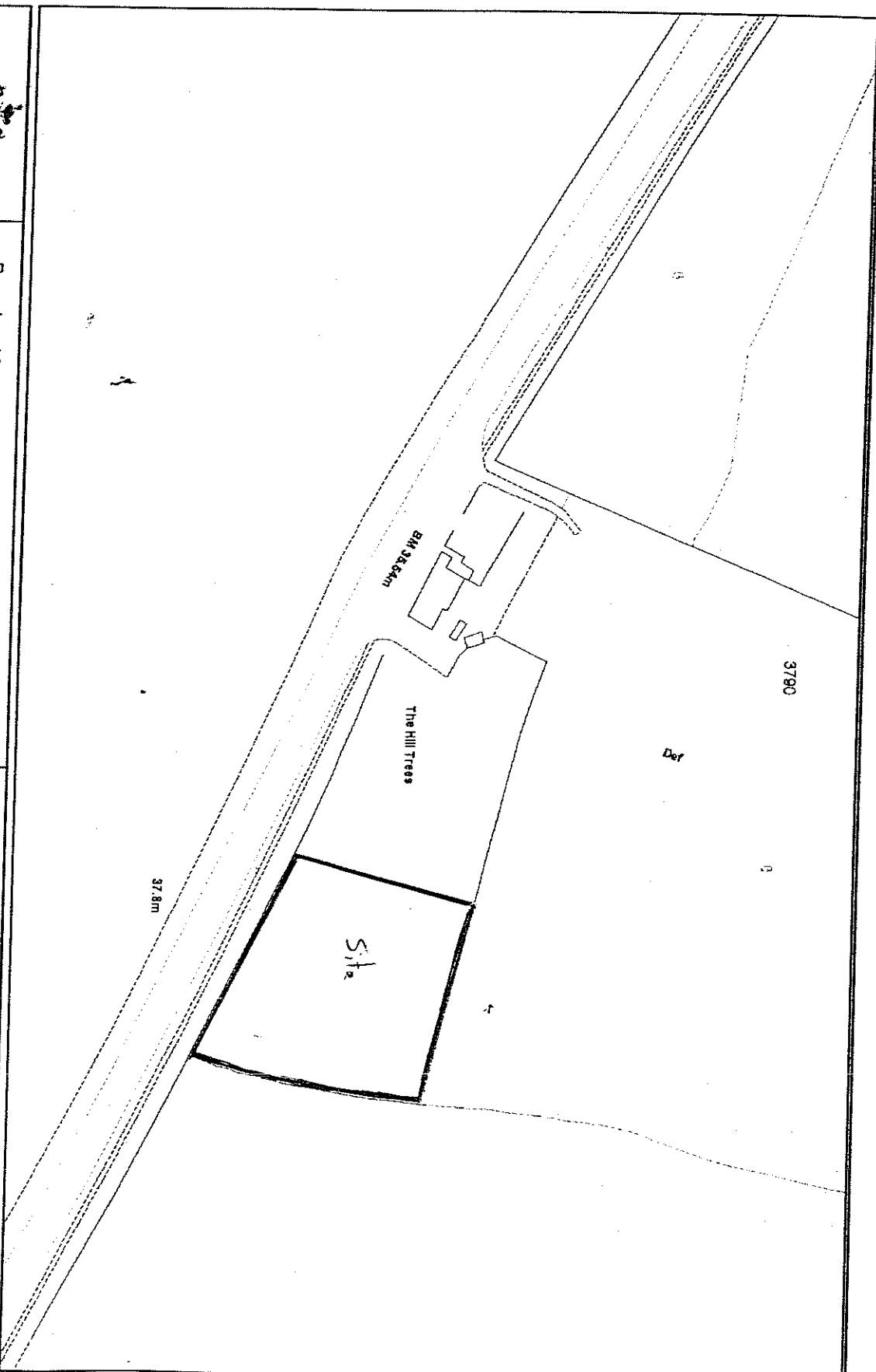
The enclosed booklet "Making your Enforcement Appeal" sets out your rights. Read it carefully. You may use the enclosed appeal forms. If you decide to lodge an appeal one copy must be sent to the Secretary of State with the fee together with the spare copy of the Enforcement Notice enclosed. One copy should be sent to the South Cambridgeshire District Council with the other fee and the final copy is for you to keep as a duplicate for your own records.

Please note that if you decide to appeal against this notice you must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends you a notice so requiring you, a statement in writing specifying the grounds on which you are appealing against this notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice it will take effect on the 31 March 2005 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 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.

Land adjacent to Hilltrees, Babraham Road, Stapleford



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Scale 1/1250
Centre = 548378 E 253828 N

Date 18/2/2005

SCDC Ref No: E499a

S. 183 Town and Country Planning Act 1990

SITE NOTICE

To the Owners and Occupiers of land adjacent to Hill Trees, Babraham Road, STAPLEFORD, Cambridge and all others whom it may concern

TAKE NOTICE that a stop notice has been served in respect of this site in the terms of the copy attached and comes into effect on 5th March, 2005.

Any person contravening the provisions of the stop notice may be prosecuted for an offence under S.187 of the Town and Country Planning Act 1990.

The requirements of the stop notice are to prohibit from carrying out or continuing on the site.

Using the land for the storage of motor vehicles, caravans/mobile homes, container, trailers, timber, bricks, scrap metal and other items not associated with or requisite for agriculture

Dated this 28th February, 2005.


Head of Legal Services

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambridge, CB3 6EA

file copy