

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

S 172 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:** The land situate within the administrative district of the Council and known as Plot 4, Moor Drove, Cottenham Road, Histon, Cambridgeshire as is shown edged with a thick black line on the attached plan.

3 **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the carrying out of development comprising the erection of a brick-built single storey building appearing to be for domestic purposes.

4 **REASONS FOR THIS NOTICE**

- a) It appears to the Council that the breach of planning control has occurred within the last four years.
- b) The affected land is situate within the designated Cambridge Green Belt. By definition, accordingly, the unauthorised building represents inappropriate development for which no very special circumstances justifying permission are considered to exist. Although the affected land is one of several adjoining plots used lawfully for the siting and residential occupation of gypsy caravans, these are temporary features and the permanence of the additional unauthorised built development impacts harmfully on the openness and special character of the Green Belt; contrary to policy CSR3 of the extant East of England Plan (revision to the Regional Spatial Strategy for the east of England) and to policy GB1 of the ~~South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007.~~
- c) Notwithstanding the authorised use of the affected land as a gypsy site, the harmful impacts of such sites on the countryside are required to be minimised necessitating control of the number and form of associated built structures. The unauthorised development is contrary to policy DP7 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007 in this respect.

5 WHAT YOU ARE REQUIRED TO DO

- a) Demolish all elements of the unauthorised building and remove all resultant materials from the site.
- b) Reinststate the site of the demolished building to its prior appearance and use.

6 TIME FOR COMPLIANCE

The steps set out in paragraph 5 above must be performed within **One month** following the date this notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **12 January 2009**, unless an appeal is made against it beforehand.

Dated: **8 December 2008**

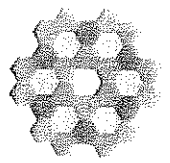
Signed: 
Principal Solicitor

On behalf of: South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

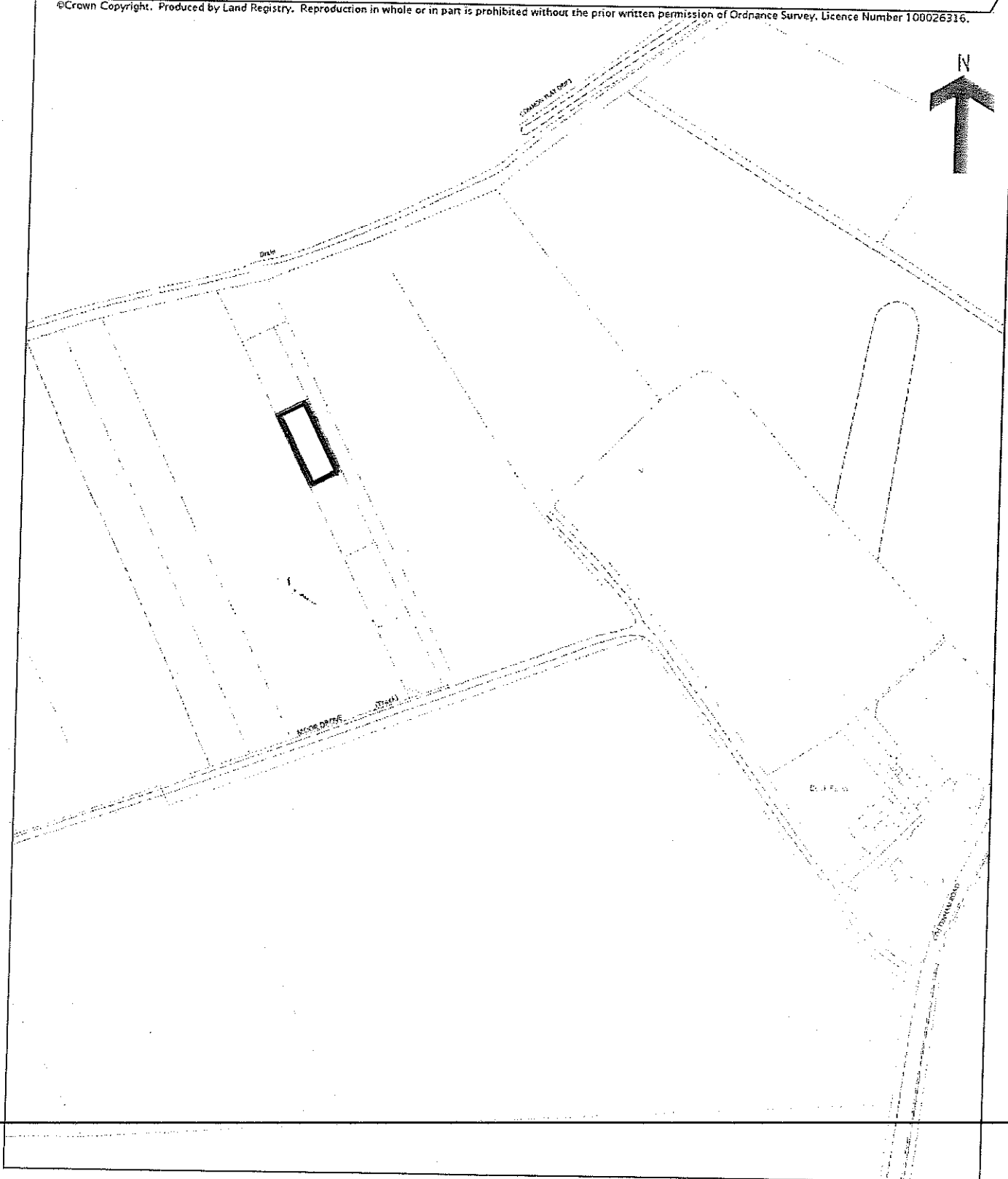
(Please quote the Council's reference number in any correspondence: **PLAENF.3332**)

Land Registry Current title plan

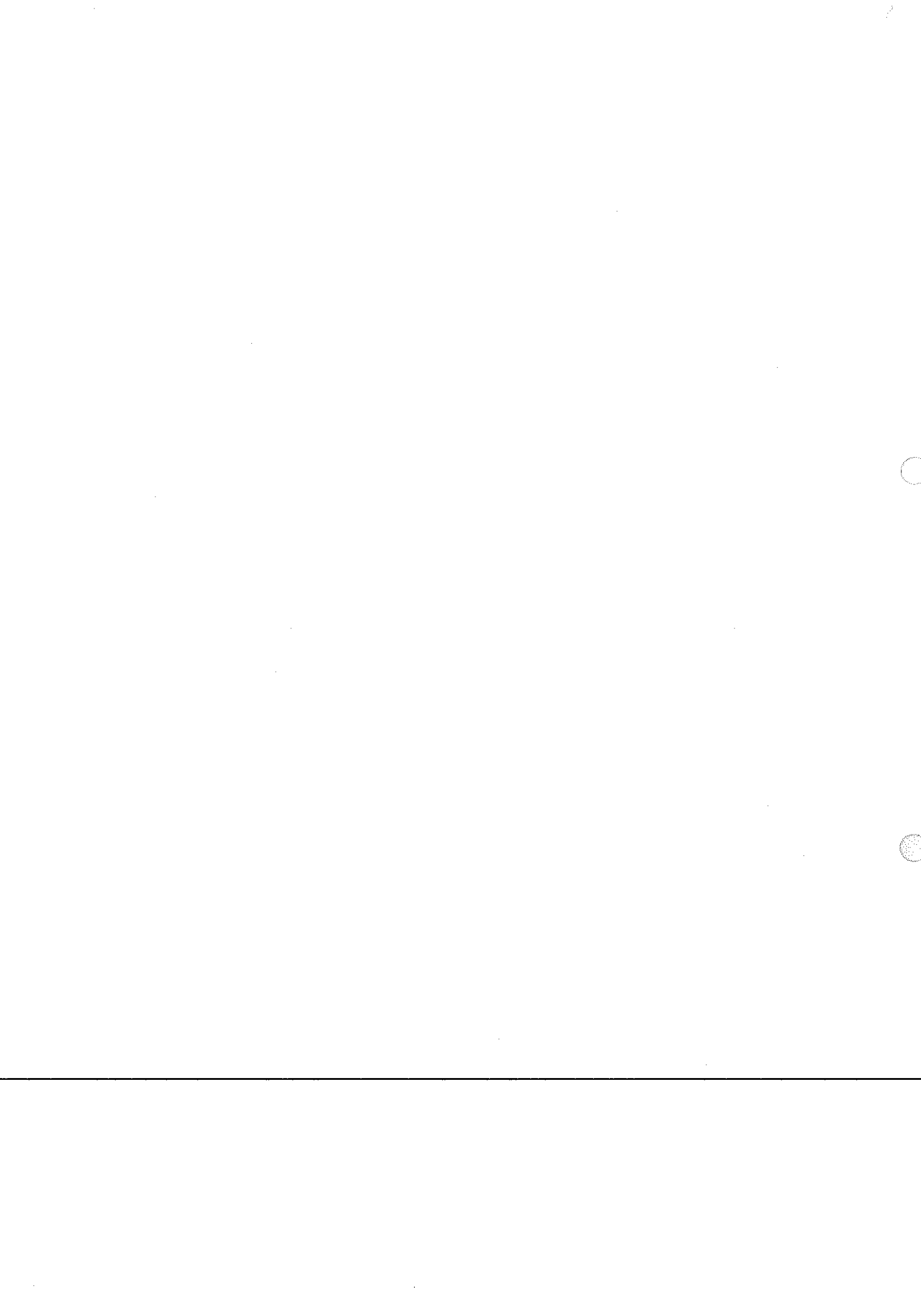
Title number CB309872
Ordnance Survey map reference TL4365SE
Scale 1:2500
Administrative area CAMBRIDGESHIRE: SOUTH
CAMBRIDGESHIRE



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This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 12 November 2008 at 15:47:52. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.



Annexe

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 stated in paragraph 7** of this notice

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 **£335** (making a total of **£670**). The fees should be sent with the appeal forms. Cheques sent to the Inspectorate should be payable to "Department for Communities and Local Government; cheques sent to the Council should be payable to "South Cambridgeshire District Council".
- 2 Copies of all relevant development plan policies are attached.

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

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 date specified in paragraph 7 of the notice and you must then ensure that the steps set out in paragraph 5, for which you may be held responsible, are taken within the period specified in paragraph 6. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council including by direct entry upon your property or by court injunction.

PERSONS SERVED

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

Lynne Karen Price
Drewy Price

