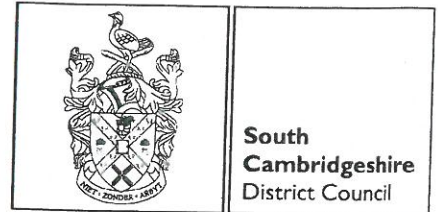


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk

Mr Fleet Cooke
136 Perne Road
Cambridge
CB1 3NX



Planning & New Communities

Contact: Charles Swain
Direct dial: 01954 713206
Direct Email:
charles.swain@scambs.gov.uk

Our ref: ENF/0137/13
Your Ref:

Date: 15-Apr-2013

"Planning Contravention Notice Enclosed"

Dear Mr Cooke,

**Unauthorised Development & Change of Use of land adjacent to Hill Trees
Babraham Road, Stapleford, Cambridgeshire, CB22 3AD**

I am writing to you with regard to the Councils recent visit to the above premises regarding the current stationing of a mobile home and engineering works as a result of the importation of brick rubble and the laying on the land to form a roadway/track both of which have resulted in development and a change of use of the land?

In order for the Council to determine what action, if any to take next in this matter it will be necessary for you to complete the enclosed Planning Contravention Notice and return it within the timescale prescribed. I should inform you that it is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within 21 days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of **£1,000**. Continuing failure to comply following a conviction will constitute a further offence and that it is also an offence knowingly or recklessly to give information, in respect to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of **£5,000**.

If you have any questions relating to this letter then please contact in the first instance Charles Swain on 01954 713206.

Yours sincerely,

Charles Swain
Enforcement Officer

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

South Cambridgeshire District Council

**TOWN AND COUNTRY PLANNING ACT 1990
(As amended by the PLANNING AND COMPENSATION ACT 1991)**

PLANNING CONTRAVENTION NOTICE

1. It appears to the South Cambridgeshire District Council ("the Council"), being the local planning authority for the purpose of section 171C of the Town and Country Planning Act 1990 ("the Act"), that there may have been a breach of planning control in respect of the land described in Schedule 1 below ("the land").
2. The breach of planning control that may have occurred is specified in Schedule 2 below.
3. This notice is served on you as a person who -
 - (a) Is the owner or occupier of the land or has any other interest in it; or
 - (b) Is carrying out operations in, on, over or under the land or is using it for any purpose.
4. **In exercise of their powers under section 171C(2) and (3) of the Act the Council require you, so far as you are able, to give them the following information in writing within 21 days, beginning with the day on which this notice is served on you: -**
 - (1) What is the nature of your interest (if any) in the land e.g. freehold owner with/without mortgage, tenant etc. Please give your full name and address together with your interest.
 - (2) Please give the names and addresses of any other persons known by you to have an interest in the land e.g. owner, mortgagee tenant etc.
 - (3) Please confirm the date the mobile home was stationed on the land
 - (4) What purpose is the mobile home to be used for?
 - (5) Can you please confirm the purpose of the hard-core material stationed on the land, is it for a new road /track or hard standing, What type of materials are being used, dimensions of the area to be covered? And where did the material originate from?
 - (6) Is there anything else the council should be aware of in connection with this enquiry?

Dated: 15-Apr-2013

Signed  Council's authorised officer

SCHEDULE 1

Land to which this notice relates

**Land Adjacent
Hill Trees, Babraham Road
Stapleford, Cambridgeshire CB22 3AD**

SCHEDULE 2

Alleged breach of planning contravention

Unauthorised Development & Change of Use

WARNING

1. It is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within 21 days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of **£1,000**. Continuing failure to comply following a conviction will constitute a further offence.
2. It is also an offence knowingly or recklessly to give information, in respect to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of **£5,000**.

ADDITIONAL INFORMATION

3. If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.
4. If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the Act provides that should you otherwise become entitled (under section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Reply Sheet

1)

2)

3)

4)

5)

6)

Dated:

Signed



- 1) A DRIVE WAY REPLACING OLD DRIVEWAY TO GET TO TOP AREA. WITHOUT
- 2) DRIVING OUT ON TO A1307. A VERY BUSY MAIN ROAD AVOIDING
- 3) SLOWING DOWN TRAFFIC. WHEN TURNING IN. TO TOP
- 4) DRIVE WAY. TO SUPPORT THE TRAFFIC FLOW.
- 5) MOBIL HOME HAS BEEN PUT BEHIND GATES ALMOST NOT
- 6) SEEN FROM MAIN ROAD IT IS USED FOR SECURITY AROUND HOUSE ETC.

PLANNING FOR STORAGE ON PLOT ONE PLANNING FOR STORAGE REPAIR'S SALES ON TOP PLOT

Dated:

Signed

Flint Shw Cooke II

30-4-13.

SCHEDULE ①

SCHEDULE ②

ADDITIONAL INFORMATION.

③

④

TOP PLOT SOLD TO ME F.C. NOT
YET REGISTERED

FIRST PLOT, ~~HOUSE~~ ^{FSC.} ~~HOUSE~~ ^{FSC.} UNDER

MORTGAGE. MY CONTROL HOUSE AND
PART SOLD TO ME PART, YET REG! II

30-4-13

Flat New Look