

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY



TOWN AND COUNTRY PLANNING ACT 1990

(as amended)

ENFORCEMENT NOTICE

ISSUED BY: Buckinghamshire Council ("the Council")

1. **THIS NOTICE** is issued by the Council because it appears to it 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. The Council considers that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations, to resolve this breach of planning control. The Annex at the end of the Notice contains important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land to the North of Bellswood Lane, Iver, Buckinghamshire, SL0 0LU, shown edged by a thick black line on the attached plan 1 ("the Land").

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, a material change of use to a residential use of the Land by the stationing on the Land of two mobile homes and a touring caravan in residential use (the "Unauthorised Use") and integral to the Unauthorised Use:

- a) the erection of a utility building
- b) the erection of a storage building
- c) the erection of kennels
- d) the erection of play equipment
- e) the erection of gates and fencing
- f) the laying of hardstanding

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4. REASONS FOR ISSUING THIS NOTICE

The Council considers it expedient having regards to the provisions of the development plans and to all other material considerations to issue an Enforcement Notice for the following reasons:

It appears to the Council that the above breach of planning control has occurred within the last ten years.

1. The site is located within the Green Belt wherein there is a presumption against inappropriate development save for a closed list of specified exceptions. The development does not fall into any of these exceptions and is inappropriate by definition. The stationing of mobile homes and caravan and associated domestic paraphernalia, including parked vehicles, refuse containers, outdoor furniture, play equipment and other domestic items and a large expanse of hardstanding results in a loss of openness and contributes to the development's urbanising effect on the site and its surroundings. By its very nature, the development conflicts with the Government's principle aim of protecting the openness and permanence of the Green Belt and is inappropriate development.

2. The development fails to contribute to the achievement of sustainable development due to the identified harm to the green belt, landscape, natural environment and distance from accessible goods and services. There is not a case of very special circumstances which clearly outweighs the harm to the Green Belt by reason of inappropriateness and the other harm that has been identified. The development is therefore contrary to Policy GB1 of the South Bucks District Local Plan (adopted March 1999 Consolidated September 2007 and February 2011), Core Policies 4 and 9 of the Adopted South Bucks Core Strategy (February 2011), paragraphs 133 and 143 – 146 of the National Planning Policy Framework (February 2019) and the Planning Policy for Traveller Sites (August 2015).

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

- 5.1 Cease the use of the Land for residential purposes;
- 5.2 Remove from the Land the mobile homes (in the approximate position shown marked hatched on the attached plan);
- 5.3 Remove from the Land the touring caravan (in the approximate position shown hatched and marked TC on the attached plan);
- 5.4 Remove from the Land the utility building (in the approximate position shown marked cross hatched and labelled A on the attached plan);
- 5.5 Remove from the Land the storage building (in the approximate position shown marked cross hatched and labelled B on the attached plan);

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- 5.6 Remove from the Land the kennels (in the approximate position shown marked cross hatched and labelled C on the attached plan);
- 5.7 Remove from the Land the play equipment (in the approximate position shown marked as D attached plan);
- 5.8 Take down the fencing and gates (in the approximate position shown as a bold black dotted line on the attached plan);
- 5.9 Rip up and remove the hardstanding from the Land;
- 5.10 Remove from the Land (shown edged with a thick black line on the attached plan) all material and debris resulting from compliance with steps 5.1 to 5.9, of this Notice.

These requirements are necessary to satisfactorily resolve the breach of planning control.

6. TIME FOR COMPLIANCE

7. Within 6 months of this Notice taking effect.

8. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 1st August 2022; unless an appeal is made against it prior to that date.

Issued: 9th June 2022;

Signed: Stephanie Penney - Enforcement Team Leader



On behalf of

Buckinghamshire Council
The Gateway.
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF.

Council Reference Number: EN/20/0531

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Enquiries to: Planning Enforcement

Email: planningenforcement@buckinghamshire.gov.uk