

**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 :** STRATFORD-ON-AVON DISTRICT COUNCIL ("the 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, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and enclosures to which it refers contain important additional information.

2. **THE LAND AFFECTED**

Land at Little Paddocks, Collingham Lane, Long Itchington, Southam, CV47 9QW ("the Land") edged red on the attached plan ("the Plan").

For the purpose of this Notice, "the Land" includes a building.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the change of use of a domestic garage building (edged in red on the Plan) to a self-contained dwelling.

4. **REASONS FOR ISSUING AN ENFORCEMENT NOTICE**

It appears to the District Council that the above breach of planning control occurred more than 4 years ago but was deliberately concealed. An application to the Courts for a Planning Enforcement Order was granted on 29 August 2017.

1. The site is located within the open countryside, beyond the physical confines of the village of Long Itchington. It falls outside the range of sustainable locations identified for housing development in Policy CS.15 of the Stratford-on-Avon District Core Strategy (2011-2031).

Policy AS.10 of the Stratford-on-Avon District Core Strategy provides for a number of exceptions for new residential development in the countryside where it involves the conversion of a building. It is not considered that the change of use to residential use meets the criteria set out in Policy AS.10: specifically, the building is outside the physical confines of the village (c); the building is not of any local historic, architectural or other merit with residential use being the only viable use (d); and the use is not ancillary to an existing business and necessary to ensure the efficient and secure operation of the business (e).

The residential use of the building is therefore contrary to Policies CS.15 and AS.10 of the Core Strategy.

The District Council does not consider that planning permission should be granted because planning conditions could not overcome these in-principle objections to the development

**5. WHAT YOU ARE REQUIRED TO DO**

- a) Cease the use of the building edged in red on the Plan as a self-contained dwelling
- b) Remove the kitchen and bathroom fittings, domestic woodburning stove and associated flue pipe

**6. TIME FOR COMPLIANCE**

- a) Within 6 months from the date this notice takes effect

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **15 November 2017** unless an appeal is made against it beforehand.

**Dated:** 11 OCTOBER 2017

**Signed**.....  
Clare Eynon - Planning Manager  
(Performance, Appeals and Enforcement)

On behalf of:-

Stratford-on-Avon District Council,  
Elizabeth House,  
Church Street,  
STRATFORD-UPON-AVON,  
Warwickshire. CV37 6HX



Pond

Little Paddocks



**Little Paddocks, Collingham Lane, Long Itchington  
17/00175/COUENF**

Scale 1:500



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Ordnance Survey 100024287

## ANNEX

### YOUR RIGHT OF APPEAL

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before **15 November 2017**.

**Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-**

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

**Not all of these grounds may be relevant to you.**

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £770 for the deemed application. You should pay the full amount of the fee to Stratford-on-Avon District Council.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

If you submit a retrospective planning application after the enforcement notice is issued, the Local Planning Authority may decline to determine your application under section 70C of the Act (as amended). You cannot appeal against a decision to decline to determine your planning application. Therefore if the Local Planning Authority does decline any retrospective application the only way you could ask for the planning merits of the alleged development to be considered is to appeal on ground (a) on your enforcement appeal and pay the fee.

However if you (or anyone else) had already submitted a retrospective planning application and the enforcement notice is issued before the time to decide the application has expired, no-one can appeal against the enforcement notice on ground (a). Although a planning appeal can be pursued if the Local Planning Authority refuse or fail to determine the planning application. This is specified at section 174 (2A)(b) of the Act (as amended).

The Planning Inspectorate has published new guidance on how to Appeal against an Enforcement Notice. It relates to all Notices served on or after 6 April 2012.

#### **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this enforcement notice, it will take effect on **15 November 2017** 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.

#### **LIST OF NAMES AND ADDRESSES OF THE PERSONS ON WHOM A COPY OF THE ENFORCEMENT NOTICE HAS BEEN SERVED**

Mr P Hickinbotham  
Little Paddocks  
Collingham Lane  
Long Itchington  
Southam  
CV47 9QW

Ms J Shearsby  
Little Paddocks  
Collingham Lane  
Long Itchington  
Southam  
CV47 9QW