



The Planning Inspectorate

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Direct Line:
Customer Services:
0303 444 5000

Email: ECAT@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: 24/00006/DESOP

Our Ref: APP/J3720/C/24/3354044

Further appeal references at foot of letter

Mrs L De Domenico
Stratford-on-Avon District Council
Environmental Services Dept
Elizabeth House
Church St
Stratford-Upon-Avon
Warks
CV37 6HX

04 November 2024

Dear Mrs De Domenico,

**Town and Country Planning Act 1990
Appeals by Mr Oliver Stiley**

**Site Addresses: Coughton Lodge Farm, Sambourne Lane, Coughton, Alcester,
Warwickshire, B49 5HT and Coughton Lodge Farm, Sambourne Lane, Coughton,**

I refer to the above appeal and enclose a copy of correspondence for your information.

Yours sincerely,

Scheduling Officer

Scheduling Officer

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Linked cases: APP/J3720/W/24/3354017



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Mr Oliver Rider
Zesta Planning
The Site
Chosen View Road
Cheltenham
Gloucestershire
GL51 9LT

04 November 2024

Dear Mr Rider,

Town and Country Planning Act 1990 Appeals by Mr Oliver Stiley

Site Addresses: Coughton Lodge Farm, Sambourne Lane, Coughton, Alcester, Warwickshire, B49 5HT and Coughton Lodge Farm, Sambourne Lane, Coughton,

I refer to the above enforcement appeal, The appeal has been reviewed and the Inspectorate confirm the following.

Where enforcement notices are issued after 25 April 2024, ground (a) is barred if the requirements of s174(2A) are met. Namely, the enforcement notice on related development was issued:

1. Within the time allowed for determination of the retrospective planning application or,
2. Within two years of the date on which the related application ceased to be under consideration.

Sub-section (2AA) explains what is meant by related development.

Our interpretation and application of the relevant sections confirms that ground (a) is barred, because the notice was issued within the two-year period after the making of a related application that is no longer under consideration.

The appeal will proceed on the other grounds as confirmed on the submitted appeal form.

This is our final determination on the ground (a) barring matter. Should you wish to challenge this decision, we recommend you seek legal advice. We will no longer enter into any discussion regarding this matter.

I am sending a copy of this letter to the local planning authority.

Yours sincerely,

Scheduling Officer

Scheduling Officer

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