

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE MATERIAL CHANGE OF USE

Issued by: St Albans District Council

1. This Notice 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 the enclosures to which it refers contain important additional information.

2. The Land To Which The Notice Relates

Land at Wheathampstead Social Club Lower Luton Road Wheathampstead
Hertfordshire
Shown edged red on the attached plan.

3. The Matters Which Appear To Constitute The Breach Of Planning Control

It appears to the Council that the following breach of planning control has occurred within the last 10 years.

Without planning permission, change of use of land as a social club to a mixed use of car wash and social club.

4. Reasons For Issuing This Notice

The site lies adjacent to a residential area in Kingfisher Close. The site is highly visible at the entrance to Kingfisher Close and from Lower Luton Road.

The commercial activity of the car washing facility seems at odds with the character of the residential area within which it sits. It is not considered to be in keeping with the residential road.

The noise of the jetwashers can be experienced within Kingfisher Close. The continual noise from these jetwashers has an overbearing adverse effect on the living conditions of local residents. This is not a noise one would reasonably expect to tolerate in a residential area. This noise is a material disturbance to their living conditions.

Floodlighting of the site is alleged to have occurred. The pressure to allow floodlighting due to the operational needs to be able to see cars in the dark would be difficult to resist. The floodlighting necessary to undertake this commercial operation would cause unacceptable visual impact on local residents in Kingfisher Close.

The use of the site as a car wash has an adverse effect on the character and appearance of the surrounding area and on the living conditions of nearby residents. The development does not accord with Policy 9 of the St.Albans District Local Plan Review 1994 where it seeks to protect residential amenity and the character of residential areas. These parts of the Local Plan policy are broadly in accordance with the National Planning Policy Framework as far as they meet the framework's objective of the environmental role of achieving sustainable development, by protecting and enhancing the built environment and where it seeks to secure a good standard of residential amenity.

5. What You Are Required To Do

Cease the use of the land for a car wash and valeting facility.

Remove entirely from the land the shed and any other equipment associated with the car wash and valeting facility.

6. Time For Compliance

1 month after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 23 July 2013 unless an appeal is made against it beforehand.

Dated: 11 June 2013

Signed:



M Lovelady LLB (Solicitor)
Head of Legal, Democratic and Regulatory Services
St.Albans District Council
District Council Offices, Civic Centre,
St.Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

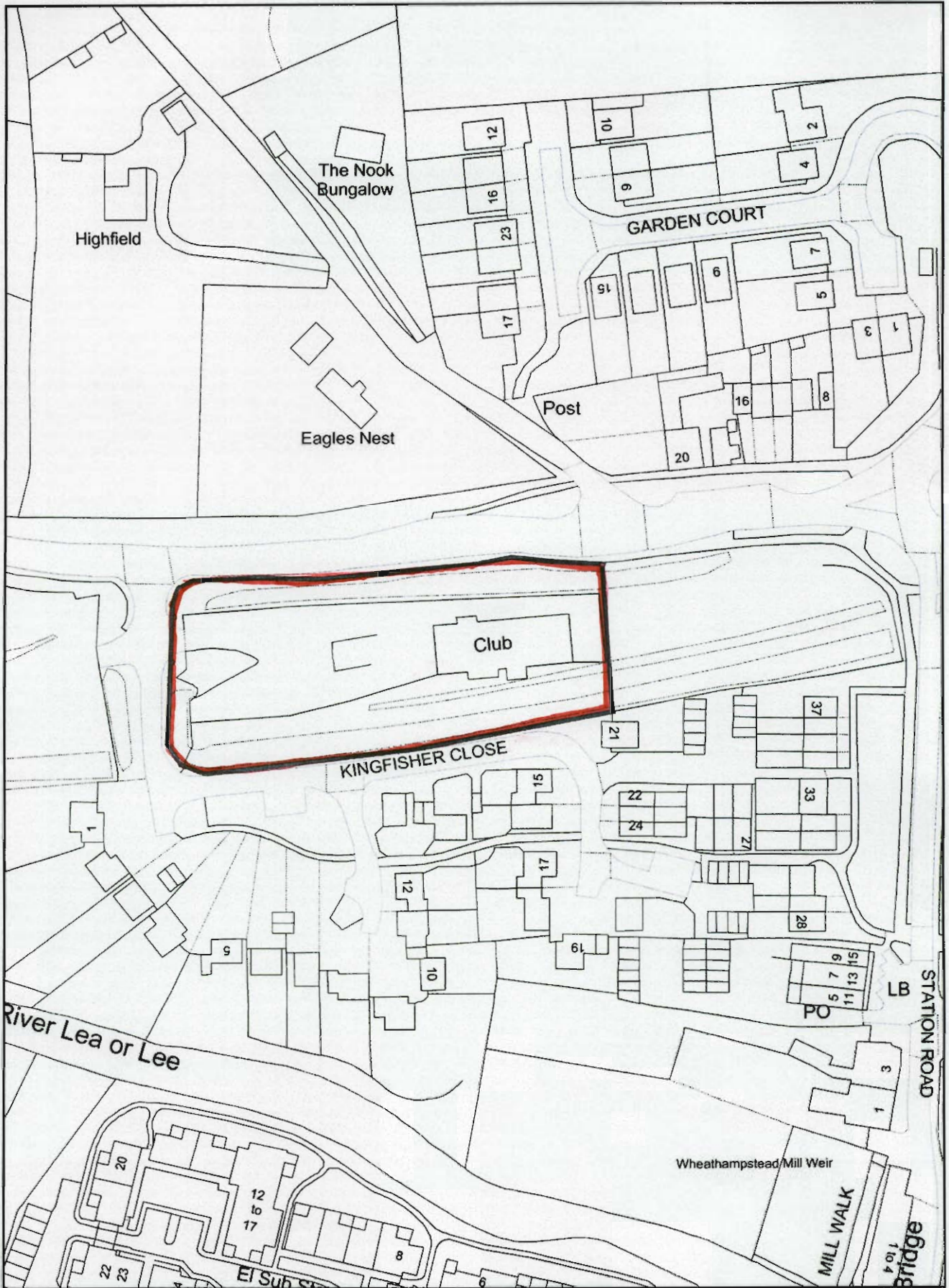
ANNEX

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 specified in paragraph 7 of the notice. The enclosed information sheet and information in the letter give details of your rights of appeal.

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 required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



**W'hd Social Club, 1 Lwr Luton Rd,
W'hd, AL4 8JL**

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St Albans
City & District Council