

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE A – OPERATIONAL DEVELOPMENT

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 Searches Farm, Searches Lane , Bedmond, St Albans, Hertfordshire, WD5 0SB, shown edged red on Plan 00176/A1.

3. The Matters Which Appear to Constitute the Breach of Planning

It appears to the Council that the following breaches of planning control have occurred within the last 4 years:

- (i) The erection of an industrial building
- (ii) The installation of fencing, gates and posts
- (iii) The installation of a two-storey office building;
- (iv) The creation of a 5m high bund in the southern corner of the site.
- (v) The installation of concrete and tarmac hard standing
- (vi) The erection of lighting posts
- (vii) The installation of subterranean services (electric, water, telecommunications cabling; sewerage, gas)
- (viii) The construction of a switch room
- (ix) The erection of a makeshift building as accommodation for the night watchman/security guard

4. Reasons For Issuing This Notice

The operational development has occurred within the last 4 years.

The unauthorised development is not acceptable in principle in this location because the planning breaches amount to inappropriate development in the Green Belt. There is also

harm as a consequence of the impact of the development on the openness of the Green Belt in both spatial and visual terms, and harm to the purpose of conserving open land and precluding development in the Green Belt. There are no very special circumstances to justify the development within the green belt. Consequently, the development has been found to be in conflict with the National Planning Policy Framework 2021 (13 – Protecting Green Belt Land) and Policy 1 (Metropolitan Green Belt) of the St Albans District Local Plan Review (1994).

It is therefore expedient that enforcement action should be taken against the breaches of planning control that have occurred, having regard to the provisions of the development plan and to other material considerations.

5. What You Are Required to Do

- (i) Demolish the industrial building ONE outlined blue and labelled “BUILDING ONE” on PLAN 00176 A2 and remove all material, including foundations, from the Land;
- (ii) Demolish the building/structure TWO outlined blue and labelled “BUILDING TWO” on PLAN 00176 A2 and remove all material from the Land;
- (iii) Demolish the building/structure marked in the approximate location outlined blue and labelled “SWITCH HOUSE” on PLAN 00176 A2 and remove all material from the Land;
- (iv) Dig up and remove from the Land all hard standing;
- (v) Dig up and remove from the Land all subterranean service cables, pipes and ducting;
- (vi) Dismantle and remove from the Land all service junction boxes and housing;
- (vii) Dismantle and remove from the Land the metal gates and fencing at the entrance, shown outlined blue, and labelled “GATES/FENCING” on PLAN 00176 A2, and any other palisade fencing on the site or on its boundary;
- (viii) Remove all materials and items stored on the Land from the Land, including but not limited to all cars and other vehicles, tools and construction plant, all building materials and waste; all temporary buildings and structures; all storage containers, and any other items stored on the Land;
- (ix) Remove from the Land any debris arising from compliance with (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii)

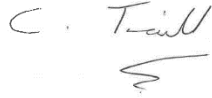
6. Time for Compliance

Six (6) months

7. When This Notice Will Come Into Effect

This notice takes effect on 7th April 2023 unless an appeal is made against it.

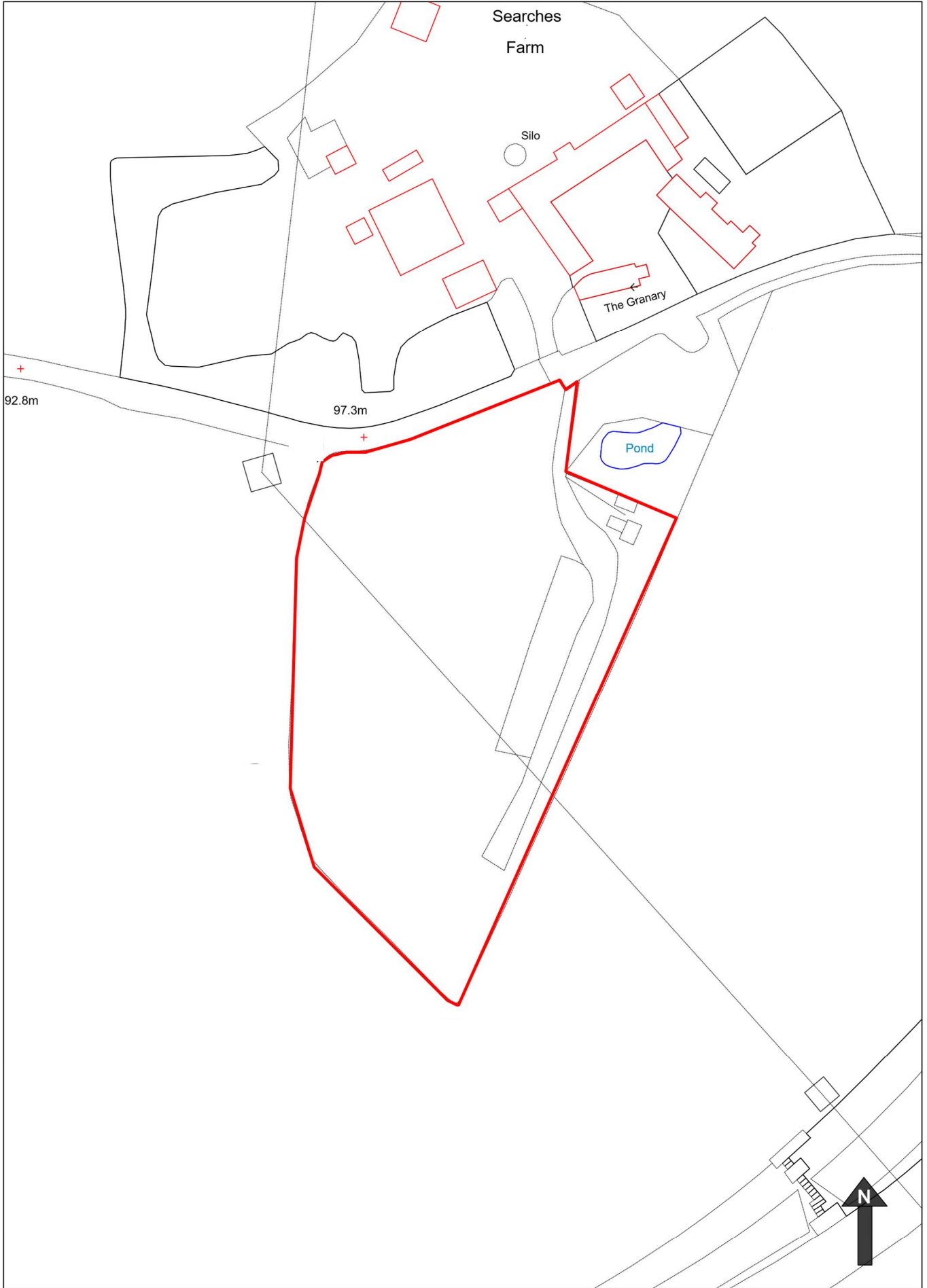
Date 27th February 2023



Signed:

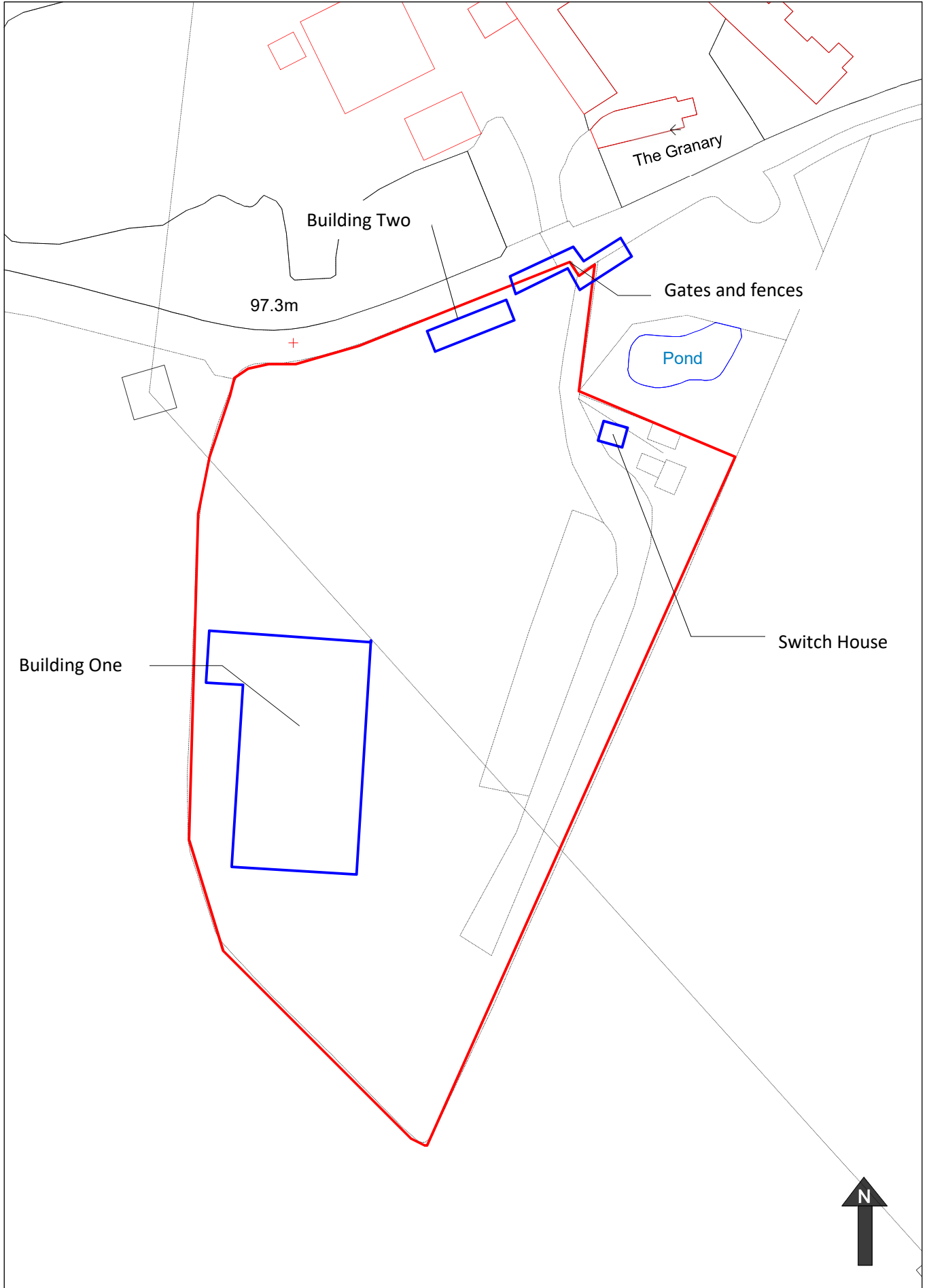
Christine Traill
Strategic Director – Community and Place Delivery
St Albans District Council

On behalf of: St Albans District Council
District Council Offices, Civic Centre, St Peter's Street,
St Albans, Herts, AL1 3JE



Land at Searches Farm PLAN 00176 A1





Land at Searches Farm PLAN 00176 A2

