

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE B - 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 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 10 years:

Without planning permission the material change of use of the land to a sui generis mix of uses comprising warehousing, manufacturing, woodworking, general commercial open storage, containerised storage and scrap yard and ancillary residential accommodation, offices and parking and the associated operational development that facilitated these uses.

4. Reasons For Issuing This Notice

The material change of use has taken place within the last 10 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).

Further planning harm arises from the use of the site for the storage of scrap metal, old machinery and general waste and of the buried waste evident within a large burn pit in the south eastern part of the site, which is likely to have caused, and to continue to cause, contamination of the land.

The location of the site is in an unsustainable location with inadequate local road network, and approached by a single track road.

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) Stop using the land for storage, warehousing, industrial and ancillary parking, residential and office uses
- (ii) 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;
- (iii) Demolish the industrial building ONE outlined blue and labelled "BUILDING ONE" on PLAN 00176 B2 and remove all material, including foundations, from the Land;
- (iv) Demolish the building/structure TWO outlined blue and labelled "BUILDING TWO" on PLAN 00176 B2 and remove all material from the Land;
- (v) Dig up and remove from the Land all hard standing;
- (vi) Dig up and remove from the Land all subterranean service cables, pipes and ducting;
- (vii) Dismantle and remove from the land all service junction boxes and housing, including the switch house labelled "SWITCH HOUSE" and outlined blue shown in its approximate location on PLAN 00176 B2, and remove all material from the Land.
- (viii) Dismantle and remove from the Land the metal gates and fencing at the entrance, shown outlined blue, and labelled "GATES/FENCING" on PLAN 00176 B2;
- (ix) Remove from the Land any debris and arisings from compliance with (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii).
- (x) Return the land to agricultural use.

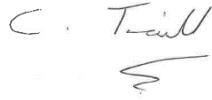
6. Time for Compliance

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.

Dated 27th February 2023



Signed:

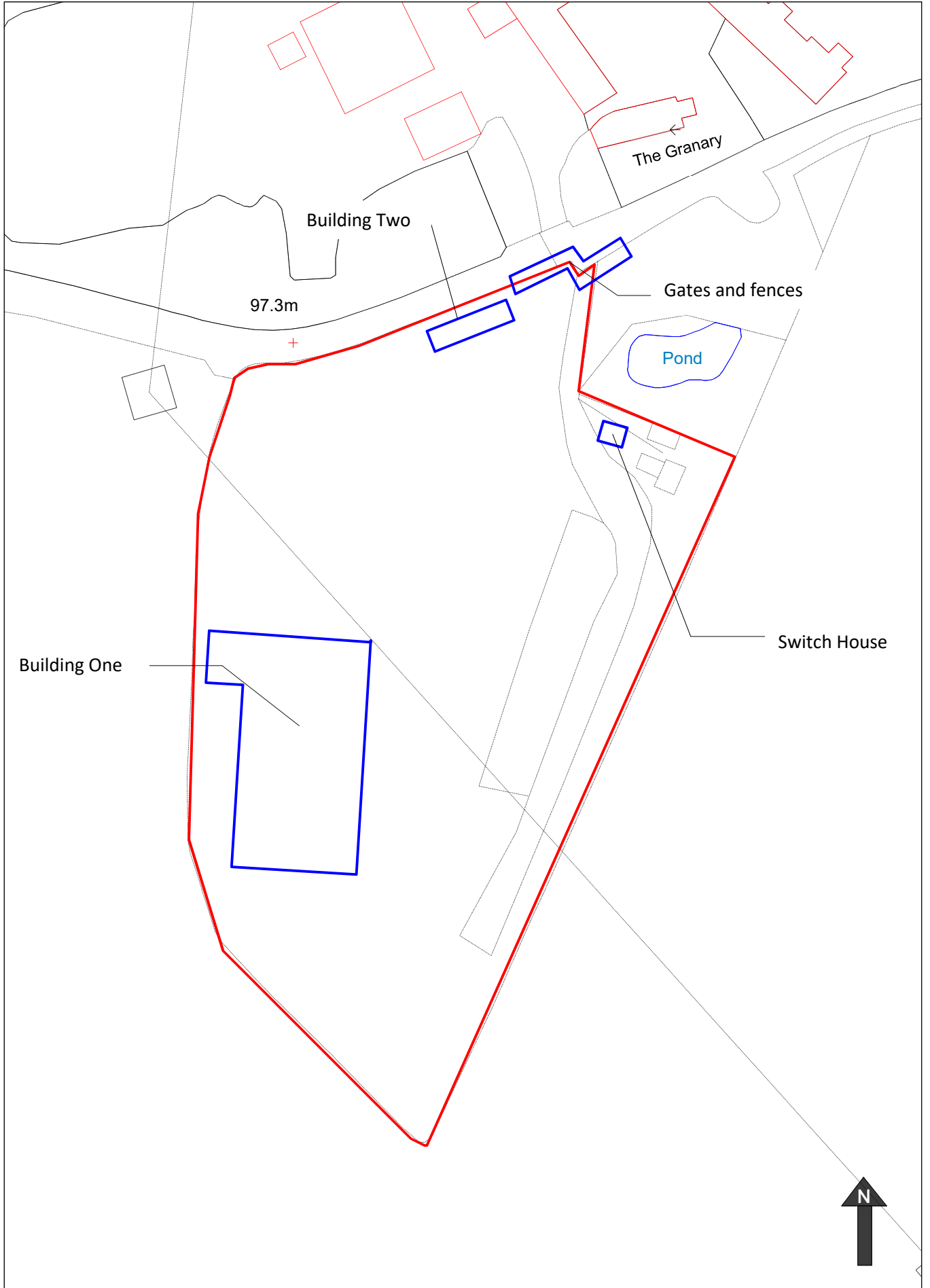
Christine Traill
Strategic Director – Community and Place Delivery
St Albans District Council

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 B1





Land at Searches Farm PLAN 00176 B2

