

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE FAILURE TO COMPLY WITH CONDITIONS

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 (b) 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

Woodview Lodge Lye Lane Bricket Wood St.Albans 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 breaches of planning control have occurred within the last 10 years.

Planning permission was granted on 6 January 2015 under reference 5/2014/2418 for a change of use of land to a mixed use of stabling/keeping horses and as a residential caravan site for the stationing of 8 caravans, relocation of existing stable building, retention of hardstanding and construction of a manege. The Planning permission was subject to the following conditions:

"1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (1:1250) and Proposed Site Layout Plan (1:500) and Details of Proposed Fencing (1:20) and Post and Rail Fencing Detail (1:20) and Existing Stables to be Relocated (1:100) received 22/08/2014."

"3. No more than 8 caravans (static or touring) for settled occupation shall be stationed on the land and no other form of living accommodation shall be erected on the site."

"7. Within 2 calendar months of the date of this permission, details of the materials to be used in the creation of the manege, including details of surrounding fences, shall be submitted to and approved in writing by the Local Planning Authority. The hardstanding shall be removed and the stables and manege shall then be constructed within 2 calendar months of the approval of the details and shall not be altered in any way without the prior written approval of the Local Planning Authority."

Condition 1 has not been complied with because the development has not been carried out in accordance with the approved plans. The layout of the caravans does not accord with the Proposed Site Layout Plan (1:500).

Condition 3 has not been complied with in that the number of caravans stationed on the land exceeds 8.

Condition 7 has not been complied with in that no materials to be used in the creation of the manege have been submitted or approved, the hardstanding (shown hatched in black on the attached plan) has not been removed and the stables and manege have not been constructed.

4. Reasons For Issuing This Notice

The increase in the number of caravans to the rear and retention of the hardstanding to the rear represents inappropriate development in the Green Belt. Inappropriate development is, by definition harmful to the Green Belt, and the National Planning Policy Framework 2012, Planning Policy for Traveller Sites and Policy 1 of the St.Albans District Local Plan Review 1994 only allow for in appropriate development in the Green Belt in very special circumstances. It is concluded that the harm to the Green Belt, by reason of inappropriateness, the detrimental impact to the open character and appearance of the locality, the harm to the openness of this part of the Green Belt and the significant encroachment into the countryside, are not clearly outweighed by other considerations. There are no very special circumstances to justify the development. The development is therefore contrary to the National Planning Policy Framework 2012, Planning Policy for Traveller Sites and Policy 1 of the St.Albans District Local Plan Review 1994.

The site lies within the Bricket Wood Landscape Character Area and the site is also within the Watling Chase Community Forest. The development, by virtue of the additional caravans and laying of hardcore in an open part of the site, is at odds with the rural character and appearance of the wider area, has a detrimental impact on the natural beauty of the countryside in this location and there is insufficient space to provide adequate planting to successfully screen the development from view. The development is therefore contrary to Policies 1, 18 and 143A of the St.Albans District Local Plan Review 1994 and the National Planning Policy Framework 2012.

5. What You Are Required To Do

1. Reduce the number of caravans on the site to a maximum total of 8 (static or touring) as required by condition 3.
2. Alter the layout of the caravans to accord with Proposed Site Layout Plan (1:500) as required by condition 1.
3. Remove the hardstanding from the rear section of the site (shown hatched in black on the attached plan). Remove all resultant debris from the land and seed to grass.

6. Time For Compliance

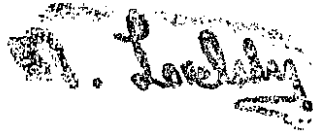
3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 21 July 2016 unless an appeal is made against it beforehand.

Dated: 9 June 2016

Signed:



M Lovelady LLB (Solicitor)

Head of Legal, Democratic and Regulatory Services

St.Albans District Council

On behalf of:

District Council Offices, Civic Centre,

St.Peter's Street, St.Albans, Herts. AL1 3JE

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.



Woodview Lodge, Lye Lane, Bricket Wood

© Crown copyright and database rights 2016 Ordnance Survey 100018953

SCALE
1:1250

