

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE 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 Pay and Play Golf Course Harpenden Road
Wheathampstead Hertfordshire.

Shown shaded purple and 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 the use of part of the car park of the Pay and Play Golf Course as a car wash facility and the erection of a shed associated with the car wash facility.

4. Reasons For Issuing This Notice

The use of part of the car park as a car wash facility and the erection of a shed associated with the car wash use represent inappropriate development in the Green Belt. In addition, the unauthorised development has caused harm to the openness of the Green Belt. Inappropriate development in the Green Belt is by definition harmful to the Green Belt and there are no very special circumstances to outweigh the harm in this case. By reason of its location the car wash is a highly unsustainable form of development. The development therefore fails to comply with Policies 1 and 36 of the St. Albans District Local Plan Review 1994 and the provisions of Paragraphs 37, 93 and 95 of the National Planning Policy Framework (NPPF).

5. What You Are Required To Do

Cease the use of the land for a car wash facility and remove associated materials and the shed from the land.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 8 June 2018 unless an appeal is made against it beforehand.

Dated: 27 April 2018

Signed:



Charles Turner
Solicitor to the Council

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

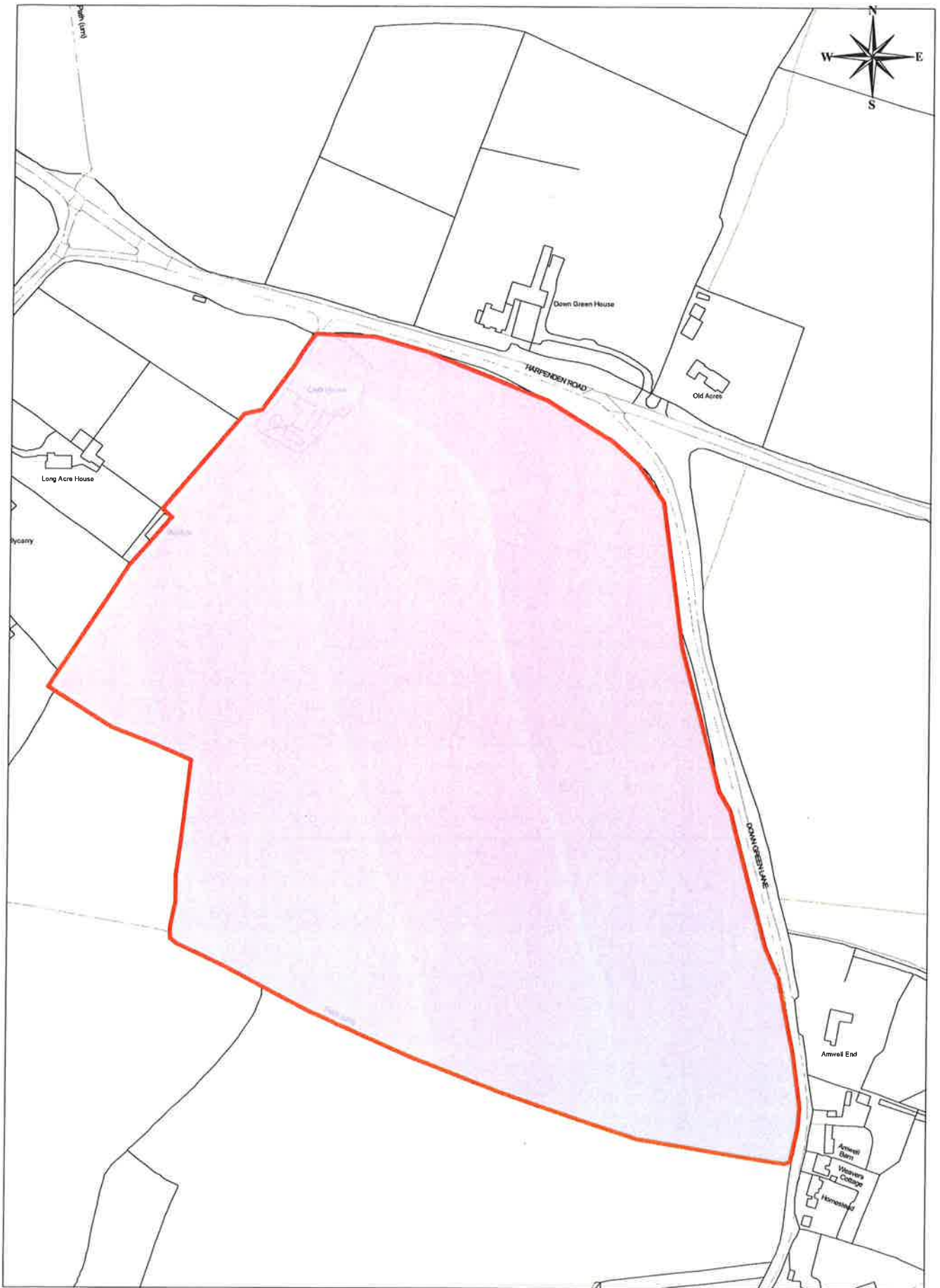
ANNEX

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.



Wheathampstead Pay & Play golf Course, AL4 8EZ

