

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE 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 rear of Hoofprints Cottage Lye Lane Bricket Wood St.Albans Herts
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 4 years.

Laying of tarmac shown hatched blue on the attached plan.

4. Reasons For Issuing This Notice

The unauthorised operational development in the form of laying of tarmac constitutes inappropriate development in the Green Belt. The laying of tarmac has resulted in a loss of openness to this part of the Green Belt due to the purpose of the tarmac to provide for the replacement of a mobile home and associated paraphernalia. The laying of tarmac also results in other harm including visual harm to the rural character of the area to the detriment of local amenity. The development fails to preserve the openness of the Metropolitan Green Belt. The unauthorised operational development is therefore inappropriate development in the Metropolitan Green Belt and no very special circumstances are apparent in this case to outweigh the "in principle" harm. This, together with the harm to the openness of the green belt and the other harm identified to the visual amenity of the locality, is contrary to Policies 1 and 69 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework 2019.

5. What You Are Required To Do

Remove the tarmac and all other materials from the land and return the land to an agricultural field.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 17 February 2021 unless an appeal is made against it beforehand.

Dated: 6 January 2021

Signed:



Charles Turner

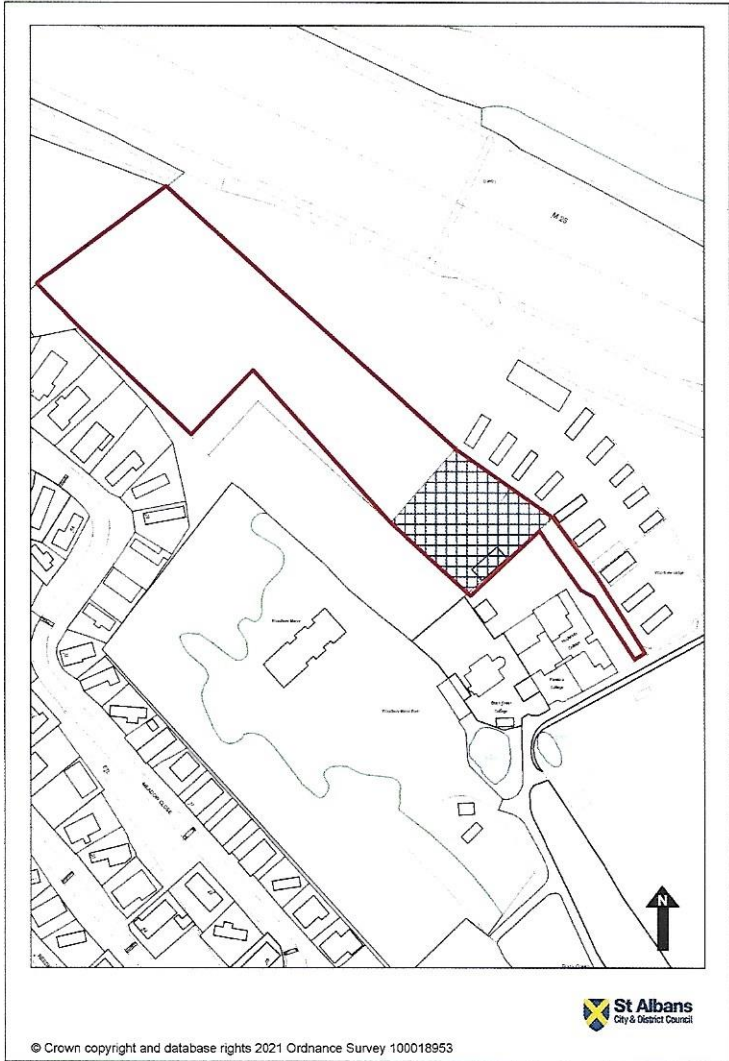
Solicitor to the Council.

St Albans District Council

On behalf of:

District Council Offices, Civic Centre,

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



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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.