



UTTLESFORD DISTRICT COUNCIL

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TBA
Birchanger

12 March 2020

Our ref: 20/00035/ENFNOT

Please ask for Nigel Brown on
01799 51001799 510476

Email: planning@uttlesford.gov.uk

Dear Sir/Madam

Site Address:	Land To The North Of Birchanger Lane Birchanger
Alleged Breach	The material change of use of the land for the stationing of caravans and mobile homes for residential purposes and ancillary works attached thereto without the benefit of a grant of planning permission.
Appellant's name:	Mr Jeremiah Paul O'Connor
Appeal reference:	APP/C1570/C/18/3219384
Appeal start date:	24.02.2020

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Uttlesford District Council on 29.11.2018

The enforcement notice was issued for the following reasons:

- **It appears to the Council that the above breach of planning control has occurred within the last ten years.**
- **The site is located within the Metropolitan Green Belt on an open rural site, and the use of the land for pitches is considered inappropriate and fails to accord with the National Planning Policy Framework, the National Planning Policy for Traveller Sites Policy F and Policies S6 and S7 of the Uttlesford Local Plan (adopted 2005).**
- **The Council considers that it is expedient to serve an Enforcement Notice and that there are no steps short of those required by the Council, which can be taken to remedy the breach of planning control.**

The enforcement notice requires the following steps to be taken:

- **Cease the use of the land for residential purposes;**
- **Remove the caravans and mobile homes from the site;**
- **Remove any residential paraphernalia from the site;**
- **Remove the earthbund;**
- **Remove any waste from the site;**
- **Disconnect any services to the site.**

Time for compliance: six months from the date this notice takes effect

The appellant has appealed against the notice on the following grounds:

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

The appeal will be determined on the basis of a **hearing**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Hearings Procedure) (England) Rules 2002

If you wish to make comments, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by emailing east1@pins.gsi.gov.uk. If you do not have access to the internet, you can send **three** copies to:

S HAND MA
The Planning Inspectorate
Room Room 3/B
Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 13 April 2020. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection at Uttlesford District Council London Road Saffron Walden between Mon-Thu 08.30am to 5.00pm and Fri 08.30am to 4.30pm or alternatively www.uttlesford.gov.uk

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from the Planning Portal at: www.planningportal.gov.uk/pes or from us.

When made, the decision will be published on the Planning Portal.

Yours faithfully

Nigel Brown

Nigel Brown
Development Manager