Our Ref: 03/00408/EMIN

Your Ref:

Enquiries to: Robin Williams

Date: 28 February 2005

Strategic Manager: Alun Davies

Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Tel: 01249 706640
Fax: 01249 460810
email: rwilliams@northwilts.gov.uk

www.northwilts.gov.uk

Dear Sir/Madam

ENFORCEMENT NOTICE AT THE MEADOWS, BRINKWORTH ROAD, WOOTTON BASSETT, WILTS SN4 8DT

The Council has issued an Enforcement Notice relating to the above Land and copies of this Notice have been served on you, in view of your interest in the Land.

Unless an appeal is made, as set out in the Annex, the Notice will take effect on the date shown in Paragraph 7 of the Notice and you must ensure that the required steps for which you may be held responsible are taken within the period or periods specified.

Yours faithfully

p/p **Charles Pescod**
Implementation Team Leader
Development Control and Listed Buildings

To

Mr David Taylor
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

Stella Taylor
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

C & G Building Society
Borough Fields
Wootton Bassett
Swindon
Wilts

Mr Michael Hogan
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

Mrs Jayne Hogan
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

INVESTOR IN PEOPLE

Our Ref: 03/00408/EMIN

Your Ref:

Enquiries to: Robin Williams

Date: 28 February 2005

Strategic Manager: Alun Davies

Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Tel: 01249 706640
Fax: 01249 460810
email: rwilliams@northwilts.gov.uk

www.northwilts.gov.uk

Dear Sir/Madam

ENFORCEMENT NOTICE AT THE MEADOWS, BRINKWORTH ROAD, WOOTTON BASSETT, WILTS SN4 8DT

Should you wish to appeal against the enforcement notice on ground (a) as provided by Section 174 (2)(a) of the Town and Country Planning Act 1990 (as amended) the following fees will be required:-

£220 for both The Planning Inspectorate and the Local Planning Authority

The cheque for the Planning Inspectorate should be made payable to the First Secretary of State and for the Local Planning Authority the cheque should be made payable to North Wiltshire District Council. Only one person needs to pay a fee.

These fees must be included with your appeal forms, which you have to send to the Council at the above address and the Planning Inspectorate at the address on the appeal form.

Yours faithfully

Charles Pescod
Implementation Team Leader
Development Control and Listed Buildings

To

Mr David Taylor
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

Stella Taylor
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

C & G Building Society
Borough Fields
Wootton Bassett
Swindon
Wilts

Mr Michael Hogan
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

Mrs Jayne Hogan
The Meadows
Brinkworth Road
Wootton Bassett
Wilts SN4 8DT

INVESTOR IN PEOPLE

03/00408/ENF

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: North Wiltshire 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 The Meadows, Brinkworth Road, Wootton Bassett, Swindon, SN4 8DT shown hatched on the attached plan.

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the change of use of land and buildings from use as a single dwellinghouse (Class C3 of the Town and Country Planning (Use Classes) Order 1987) to a use for that purpose and the addition of a separate self contained unit of residential accommodation.

4. **REASONS FOR ISSUING THIS NOTICE**

a) It appears to the Council that the above breach of planning control has occurred within the last ten years.

b) The unauthorised development results in the creation of a separate dwelling unit outside the framework boundary and the physical limits of a settlement where new dwellings, under Policy RH11 of the North Wiltshire Local Plan, will not be permitted unless connected with the essential needs of agriculture or forestry. The development is also contrary to Policies C3 and H4 of the North Wiltshire Local Plan 2011 Revised Deposit Draft and the Government's aims of sustainable development

reducing the need for the use of the private car contained in PPG 13 Transport.

c) The establishment of an additional separate dwelling unit on this site is likely to lead, in due course, to additional development by way of extensions or redevelopment, which the Council would find difficult to resist but would further erode the character of the countryside in the area contrary to Policy RC9 of the North Wiltshire Local Plan and Policies C3 and NE15 of the North Wiltshire Local Plan 2011 Revised Deposit Draft.

5. WHAT YOU ARE REQUIRED TO DO

a) Cease the use of the land and buildings as two separate units of residential accommodation.

b) Restore the land and buildings to a single dwellinghouse (Class C3 of the Town and Country Planning (use Classes) Order 1987)

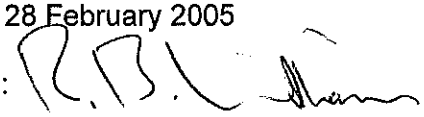
6. TIME FOR COMPLIANCE

Six months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 11 April 2005 unless an appeal is made against it beforehand.

Dated : 28 February 2005

Signed : 

on behalf of North Wiltshire District Council

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 booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. You may use the enclosed appeal forms.

(a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.

(b) The second copy of the appeal form should be sent to the Council.

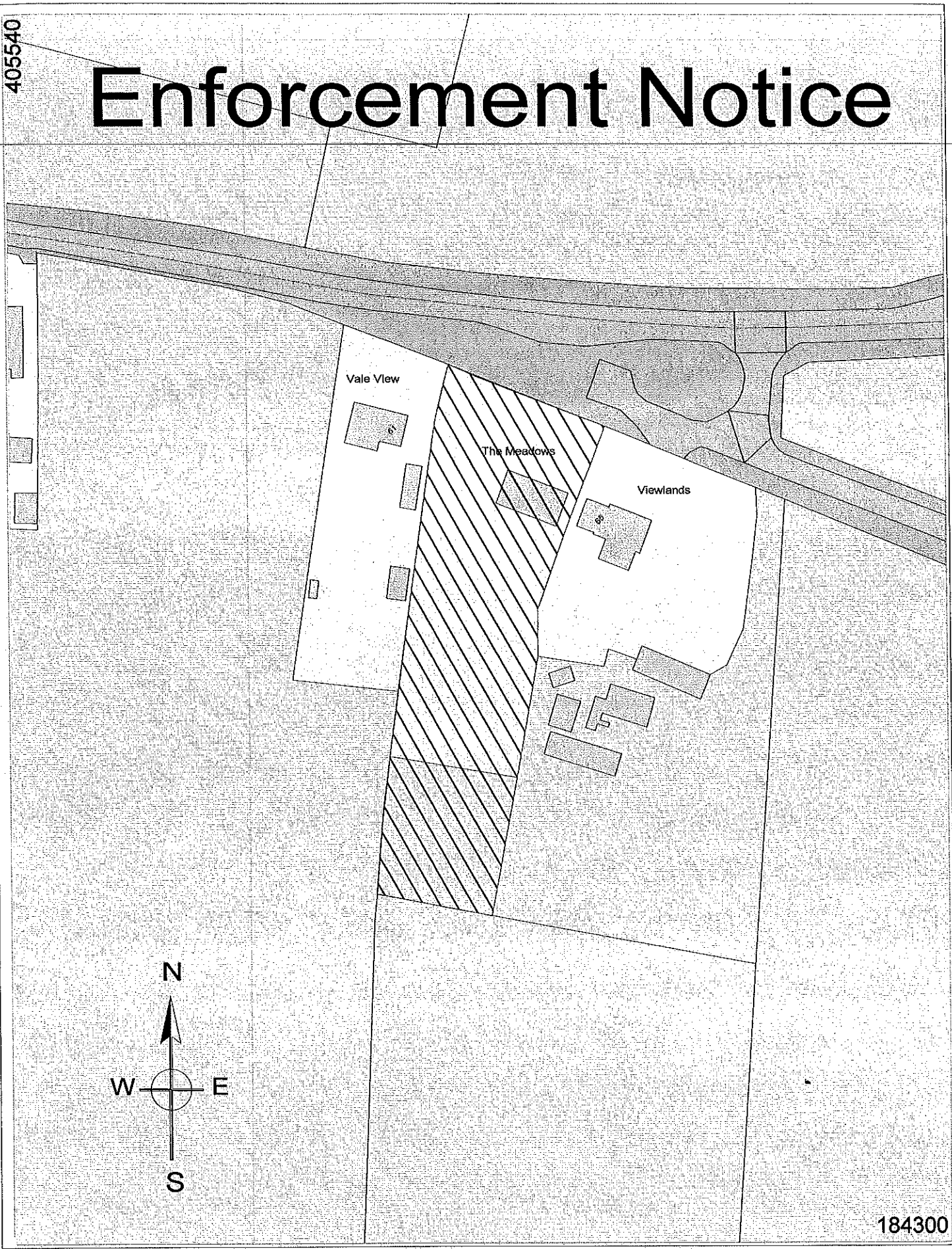
(c) The third copy is for your own records.

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.

405540

Enforcement Notice



North Wiltshire District Council

The Meadows, 65 Brinkworth Road, Wootton Bassett, Wilts SN4 8DT
SCALE: 1:1250

Grid Ref: SU0565 8448 03/00408/ENF

Planning Services 28.2.05

Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
NORTH WILTSHIRE DISTRICT COUNCIL- 100017933 2005