

Doc 2/14/65

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE
(Material Change of Use)

ISSUED BY: Welwyn Hatfield District Council ("the Council")

1. THIS IS A FORMAL NOTICE which is issued by the Council being the local planning authority for the purposes of section 172 of the above Act because it appears to them that there has been a breach of planning control, under section 171A(1)(a) 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.

2. THE LAND AFFECTED

Land at Park Farm Northaw Hertfordshire which is more particularly delineated in red on the attached plan (hereinafter referred to as "the Land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, change of use of the Land from agricultural to a mixed use of agricultural and storage of antique bus and coach vehicles. The permitted use is for agricultural use only.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred since the end of 1963 (and within the four year period).

The Council considers it expedient having regard to the provisions of the Development Plan and to all other material considerations to issue this Enforcement Notice, in exercise of its powers contained in Section 172 of the 1990 Act for the following reasons:-

This site lies in the Metropolitan Green Belt wherein it is the policy of the local Planning Authority not to allow any commercial, business or industrial use of the land, or operational development, unless it is related to the needs of agriculture or forestry or other uses appropriate to a rural area.

The use of the Land for the storage of antique buses and coaches is contrary to the local Planning Authority's policy of restraint of such development. The local Planning Authority considers the use of the Land for these purposes is detrimental to the rural character and visual amenities in this part of the Metropolitan Green Belt area.

The local Planning Authority considers there are no special or exceptional circumstances which could be applied to override this policy of restraint in the Metropolitan Green Belt, and that the use should cease.

P.T.O.

In addition, because of the inadequate visibility in each direction of the existing access to Park Farm, it is considered that the additional traffic generated by the use involved which uses this access would exacerbate an already dangerous situation, to the detriment of highway safety.

The Council do not consider that planning permission should be given, because planning conditions could not overcome any of these problems.

5. WHAT YOU ARE REQUIRED TO DO

(i) Discontinue the use of the Land for the storage and parking of antique bus and coach vehicles.

(ii) Remove all bus and coach vehicles from the Land.

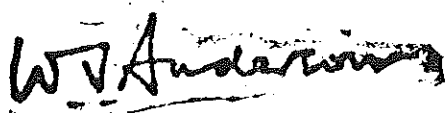
Time for compliance: 2 months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on the 18th day of September 1992 ("the effective date") unless an appeal is made against it beforehand.

ISSUED this 23rd day of July 1992

WELWYN HATFIELD DISTRICT COUNCIL
COUNCIL OFFICES
THE CAMPUS
WELWYN GARDEN CITY
HERTS AL8 6AE


Signed:
.....
HEAD OF LEGAL SERVICES AND
SOLICITOR TO THE 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 effective date. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal to the address shown on the appeal form. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed. You will then be notified by the Department of Environment of the appropriate fee and be required to pay such fee direct to the Department.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date 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(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

GRID PLANS Scale 1:2500

HERTFORDSHIRE

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