

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

FILE COPY

ISSUED BY: OLDHAM BOROUGH COUNCIL ("the Council")

1. THIS NOTICE is issued by the Council 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 TO WHICH THE NOTICE RELATES

Rough Hey Farm Ripponden Road Denshaw Oldham shown edged red on the attached plan ("the land").

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

Without planning permission, the construction of a hard standing and the storage of caravans on the land.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years. The land is located within an area of open countryside designated as Green Belt in the adopted Unitary Development Plan and the proposal does not fall within any of the categories of development permitted therein by Policy LR2.2 of the adopted Unitary Development Plan and PPG2. No special circumstances have been put forward to justify the proposal as an exception to Green Belt Policy and it therefore represents inappropriate development in the Green Belt.

The proposal represents development in the Green Belt, which would result in encroachment into the countryside, prejudice it's openness, harm of visual amenity and conflict with the purposes of the designation of the land. As such the development would be inappropriate and therefore clearly contrary to the provisions of PPG 2 and Policies LR2 and LR2.1 of the adopted Oldham Unitary Development Plan.

The proposal represents visually intrusive development which is detrimental to the character and appearance of this area which is designated as a Special Landscape Area. The proposal is therefore contrary to the provisions of Policy OE1.2 of the adopted Oldham Unitary Development Plan.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the caravans and the hard standing from the land.

Time for Compliance: Three (3) months after this notice takes effect.



6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 23d October 2008 unless an appeal is made against it beforehand.

Dated:11th September 2008

Signed

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AILEEN M JOHNSON

DIRECTOR OF LEGAL SERVICES

Council's authorised officer

on behalf of OLDHAM BOROUGH COUNCIL

CIVIC CENTRE WEST STREET OLDHAM OL1 1UL

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 specified in paragraph 7. The enclosed booklet "Making your enforcement appeal" sets out your rights, the grounds of appeal and the procedure to be followed. 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, one is for you to keep as a duplicate for your own records, and one is to be forwarded to the Local Authority. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

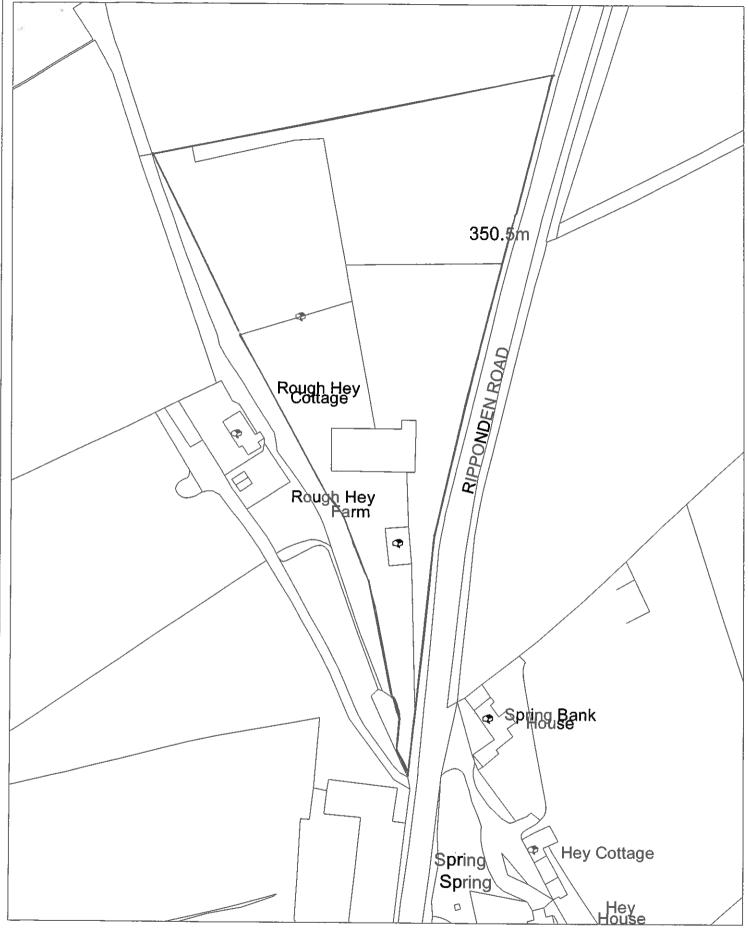
If you do not appeal against this enforcement notice, it will take effect on the 23rd October 2008 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT ADDITIONAL INFORMATION

The fee for the deemed planning application is £530.00p half of which is payable to the Council and half to the Office of the Deputy Prime Minister. There is no fee for the appeal itself.

A copy of this Enforcement Notice has been served on the following persons:-

James Henry Corbitt of Rough Hey Farm, Ripponden Road, Denshaw, Oldham and Gillian Corbitt of Rough Hey Farm, Ripponden Road, Denshaw, Oldham





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Contact Us Phone: 0161 911 4105
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Date: 10:09:08

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