

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: Oldham Metropolitan 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. The Annex at the end of the notice contains important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land to the east of Oldham Road, Denshaw, Oldham, as shown edged red on the accompanying plan ("the Land")

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

Without planning permission the material change of use of open land to land being used for the storage of containers and the keeping of animals for recreational purposes.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred with the last 10 years. The storage of containers in the Green Belt would detract from the character of the Green Belt, result in visual encroachment and have a harmful impact on the openness of the Green Belt thereby conflicting with one of the purposes of including land in the Green Belt. The material change of use is therefore considered inappropriate and is contrary to Policy 22 of the Council's Development Plan Document - Joint Core Strategy and Development Management Policies and national policies on Green Belt land set out in the National Planning Policy Framework.

5. **WHAT YOU ARE REQUIRED TO DO**

Remove from the Land the two storage containers located in the position indicated in blue on the plan attached & permanently cease the use of the Land for the storage of containers.

Remove the animals from the Land and permanently cease the use of the Land for the keeping of animals for recreational purposes.

Restore the Land to the condition it was in before the breach of planning control took place by grassing and reseeded.

6. TIME FOR COMPLIANCE

The actions specified in 5 above must be carried out within three months of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 26 July 2013 unless an appeal is made against it beforehand.

Dated: 21 June 2013

Signed:

**For Paul Entwistle
Borough Solicitor
Council's authorised Officer**

On behalf of: Oldham Metropolitan 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 date specified in paragraph 7 of the notice.

WHAT HAPPENS IF YOU DO NOT APPEAL

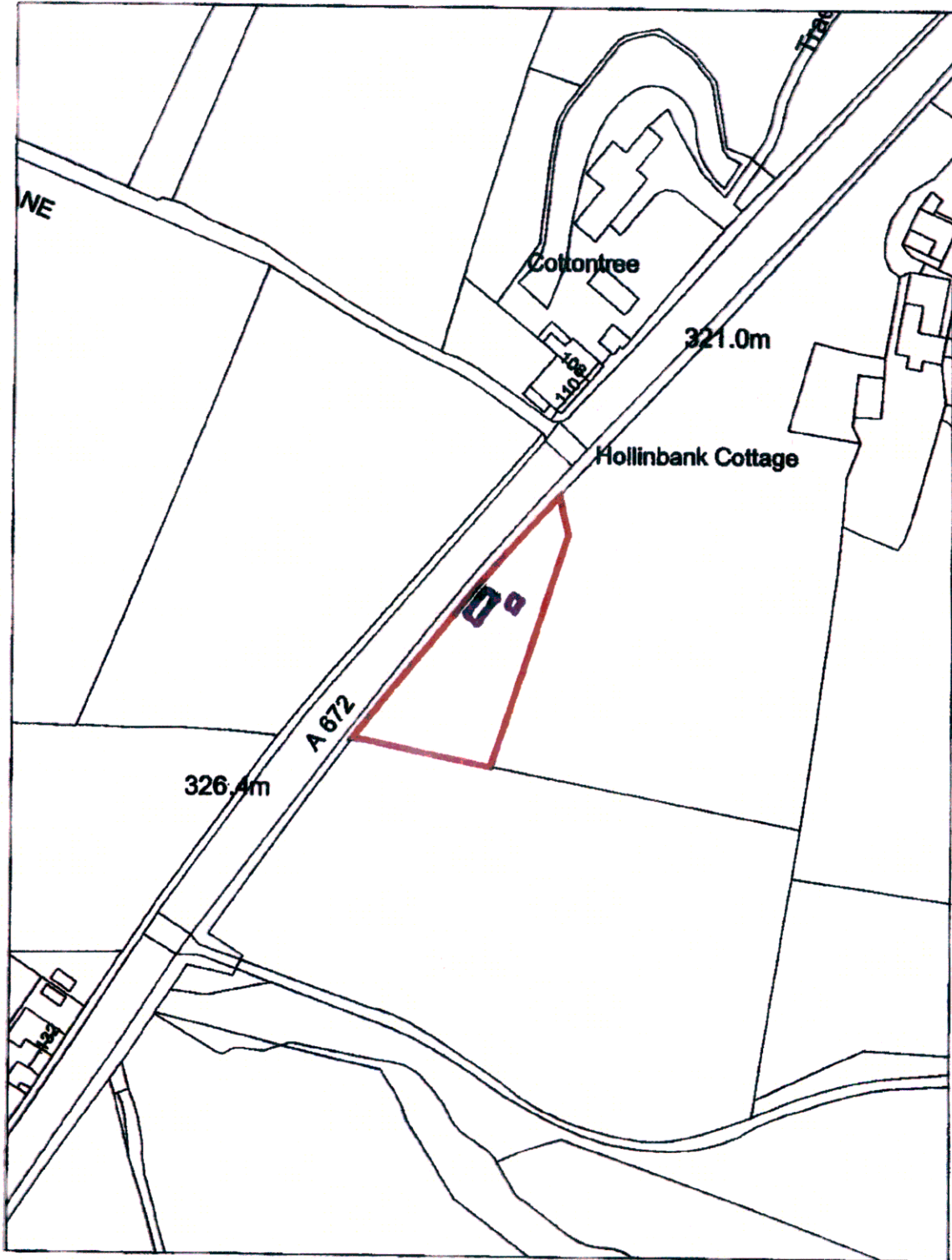
If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice. 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 permission application is £770 which is payable to the Council. There is no fee for the appeal itself.

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

Douglas David Pemberton, 28 Bentgate Street, Newhey, Rochdale OL16 4JS
Karron Margaret Ballentine, 28 Bentgate Street, Newhey, Rochdale OL16 4JS



Plan referred to in an Enforcement Notice under

my hand dated: 21 JUNE 2013

Signed: [Redacted Signature]

cadcorp SIS



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Licence Number 1000000