

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 at Welcome Inn, Holts Lane, Oldham, OL4 5NJ 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 making of a material change of use of the Land from residential use to a mixed use for residential purposes and the storage of motor vehicles and also the erection of a 2 metre high perimeter fence around the former car park on the Land.

4. REASONS FOR ISSUING THIS NOTICE

The development, by reason of its commercial nature and location at a prominent junction would result in a significant, adverse impact on the visual amenities of the surrounding residential area, including the local landscape. As such the development would be contrary to Policies 9 (Local Environment) and 20 (Design) of the Council's Development Plan Document - Joint Core Strategy and Development Management Policies.

It appears to the Council that the above breaches of planning control have occurred within the last four years.

5. WHAT YOU ARE REQUIRED TO DO

- i) Permanently cease the use of the Land for the purpose of vehicle storage and permanently remove all vehicles, including the caravan, trailer mounted advertisement sign and low-bed vehicle transporter from the Land.
- ii) Permanently remove the galvanized palisade perimeter fence around the car park on the Land and remove all resultant materials from the Land.

6. TIME FOR COMPLIANCE

The actions specified in 5 above must be carried out within two months of this Notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 14 July 2014, unless an appeal is made against it beforehand.

Dated: 9 June 2014

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

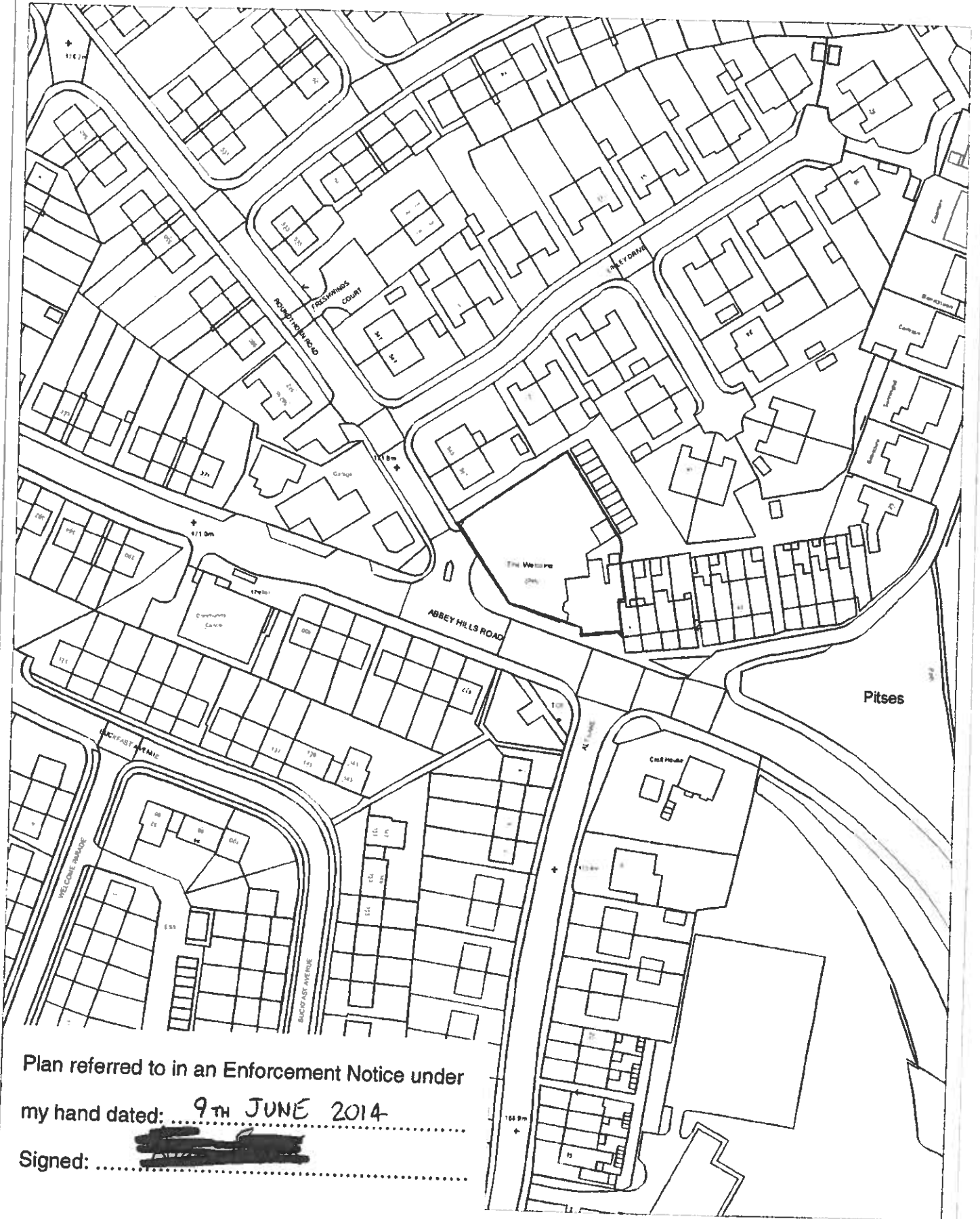
If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice.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

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

Mr. Mohammed Afzal of 20 Tunstall Road, Oldham, OL4 1PS



Plan referred to in an Enforcement Notice under
 my hand dated: 9th JUNE 2014
 Signed: 

OLDHAM 
 Metropolitan Borough 

Planning Services
Oldham MBC
 PO Box 30
 Civic Centre
 West Street
 Oldham
 OL1 1UQ

Contact Us -
 Phone: 0161 770 4105
 Fax: 0161 770 3104
 Email: planning@oldham.gov.uk
 Web: www.oldham.gov.uk



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