

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

22 Matthew Close, Oldham OL8 2XB as shown edged in red on the accompanying plan ("the Land").

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

Without planning permission, the change of use from residential use to mixed residential use and use of land for parking and/or storage of commercial hire vehicles on the Land.

4. REASONS FOR ISSUING THIS NOTICE

The use of the Land for the parking and/or storage of a large number of commercial vehicles occupying the frontage of the property on the Land is detrimental to the character and appearance of the residential area, whilst the movement of vehicles in and out of the site along the narrow access and in close proximity to adjacent residential properties results in harm to the peaceful residential amenity to be expected in this location. The use is therefore contrary to Policy 9 (Local Environment) of the Council's Development Plan Document – Joint Core Strategy and Development Management Policies. It appears to the Council that the above breach of planning control has occurred within the last ten years.

5. WHAT YOU ARE REQUIRED TO DO

Cease the use of the Land for the parking and/or storage of commercial hire vehicles.

6. TIME FOR COMPLIANCE

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

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 3rd August 2020 unless an appeal is made against it beforehand.

Dated: 1st July 2020

Signed:



**For Paul Entwistle
Director of Legal Services
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 £924 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 person: -

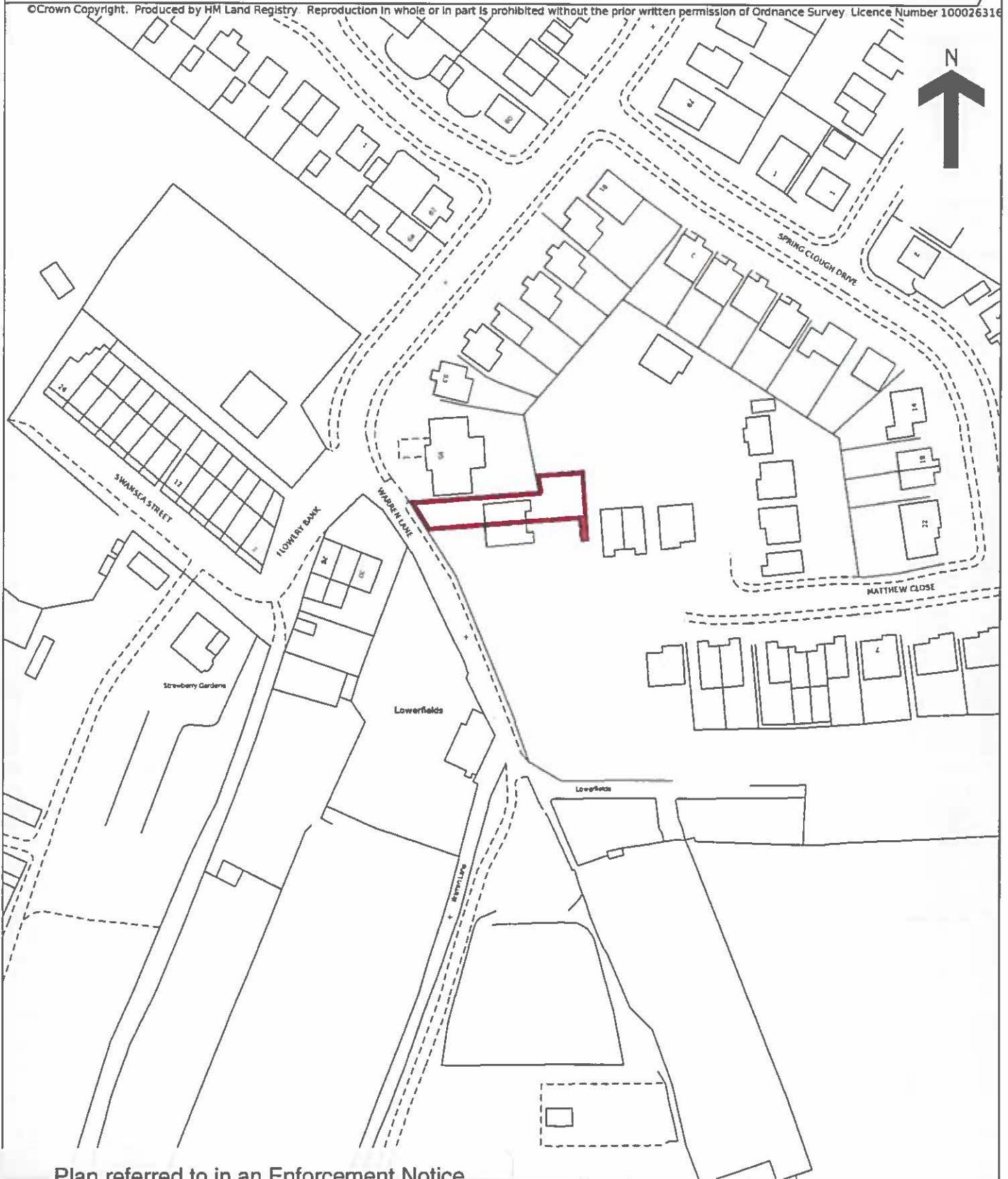
Kamran Khadam of 22 Matthew Close, Oldham OL8 2XB

HM Land Registry
Official copy of
title plan

Title number **GM908527**
Ordnance Survey map reference **SD9303NE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Oldham



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Plan referred to in an Enforcement Notice
RELATING TO 22 MATTHEW CLOSE OLDHAM
OL8 2XB

Dated:..... 1/7/20

Signed:..... Alan Evans..... page.