

**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 18 Ancoats Street, Lees, Oldham OL4 4LU 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 erection of a boundary fence over one metre in height around the Land which is adjacent to a highway used by vehicular traffic.

**4. REASONS FOR ISSUING THIS NOTICE**

The boundary fence is detrimental to the character and appearance of the residential area and its height obstructs visibility on the highway to the detriment of highway safety. The development is therefore contrary to Policy 5 (Promoting Accessibility and Sustainable Transport Choices) and 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 four years.

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

1. Permanently remove the boundary fence from the Land; or
2. Reduce the height of the fence around the Land to one metre.

**6. TIME FOR COMPLIANCE**

The actions specified in paragraph 5 above must be carried out within 28 days of this Notice taking effect.

## **7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 10th December 2020, unless an appeal is made against it beforehand.

Dated: 5th November 2019

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 £385 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: -

Lisa Jayne Taylor of 18 Ancoats Street, Lees, Oldham OL4 4LU

# H.M. LAND REGISTRY

TITLE NUMBER

# GM249236

ORDNANCE SURVEY  
PLAN REFERENCE

SD 9504

SECTION D

Scale  
1/1250

COUNTY GREATER MANCHESTER

DISTRICT OLDHAM

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Plan referred to in an Enforcement Notice  
RELATING TO 18 ANCOATS STREET LEES  
OLDHAM OL4 4LU

Dated:..... 5/11/20 .....

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

