

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**

Dole Nook Farm, Thurston Clough Road, Scouthead, Oldham OL4 3RX 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 of the Land from Green Belt land to land used for the storage of materials.

4. **REASONS FOR ISSUING THIS NOTICE**

The use of the Land for the storage of materials is detrimental to the character and appearance of the Green Belt, whilst the storage of materials results in obstruction of a public footpath. 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 ten years.

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

1. Permanently cease the use of the Land for the storage of materials
2. Permanently remove from the Land all materials currently stored on the Land
3. Reinstate the Land to the condition it was in prior to the change of use of the Land.

6. **TIME FOR COMPLIANCE**

The actions specified in paragraph 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 10th December 2020, unless an appeal is made against it beforehand.

Dated: 5th November 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

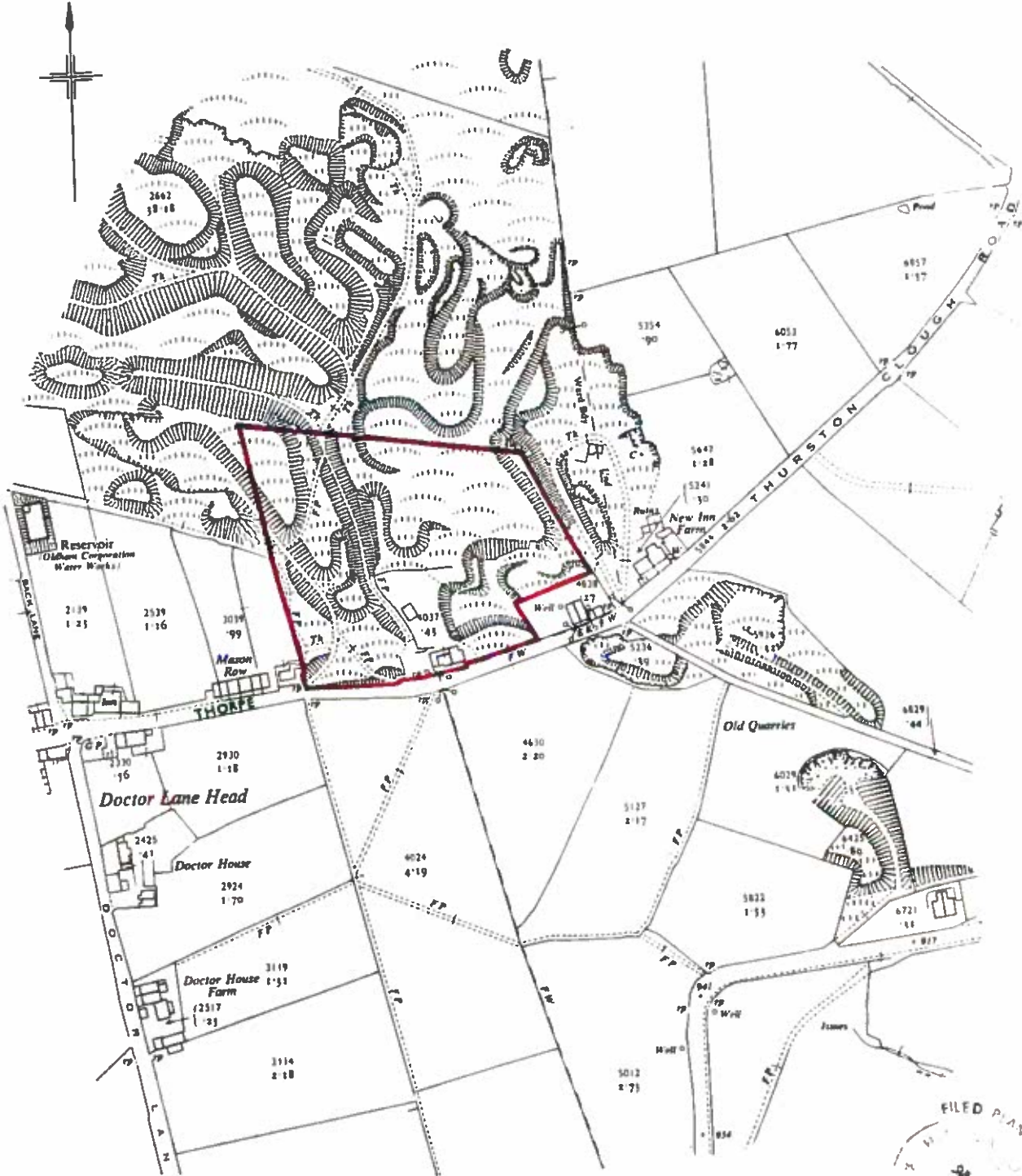
The fee for the deemed planning permission application is £462 which is payable to the Council. There is no fee for the appeal itself.

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

David Andrew Bolan and Diane Bolan of Dole Nook Farm, Thurston Clough Road, Scouthead, Oldham OL4 3RX

H.M. LAND REGISTRY		TITLE NUMBER	
		GM32025	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER MANCHESTER		SD 9706
Scale: 1/2500	OLDHAM DISTRICT		© Crown copyright

SADDLEWORTH PARISH



Plan referred to in an Enforcement Notice
RELATING TO DOLE NOOK FARM THURSTON CLOUGH ROAD
SCOUTHEAD OLDHAM OX 3RX
Dated: 5/11/20



Signed: Alan Evans

State of the title plan on 24 September 2020 at 09:12:29. This title plan
distorts in scale. Measurements scaled from this plan may not match

This title is dealt with by HM Land Registry, Fylde Office.