**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 south of Knarr Mill, Oldham Road, Delph, OL3 5RQ as shown edged red on the accompanying plan (“the Land”). Other land in the same ownership is shown edged in blue on the plan.

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

The change of use of the Land to open storage space (retrospective) and the continued presence of an asphalt surface on the Land in the Green Belt and the siting of vehicles on the Land despite the refusal of planning permission under FUL/349141/22.

1. **REASONS FOR ISSUING THIS NOTICE**

The proposal represents inappropriate development within the Green Belt which is harmful and results in an adverse impact on the openness of the Green Belt and conflicts with its main aim and purposes. There are no very special circumstances which outweigh the significant harm caused to the Green Belt. The development is contrary to Policy 22 (Protecting Open Land) 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 ten years.

1. **WHAT YOU ARE REQUIRED TO DO**
2. Permanently remove the asphalt surface from the Land and re-seed the Land; and
3. Permanently remove all vehicles and associated materials from the Land.
4. **TIME FOR COMPLIANCE**

The action specified in paragraph 5.1 above must be carried out within four months of this Notice taking effect and the action specified in paragraph 5.2 above must be carried out within one month of this Notice taking effect.

1. **WHEN THIS NOTICE TAKES EFFECT**

The Notice takes effect on 22 March 2023, unless an appeal is made against it beforehand.

Dated: 15 February 2023

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**

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

**Knarr Mill Holdings Limited,** Knarr Mill, Oldham Road, Delph, OL3 5RQ and Park House, 200 Drake Street, Rochdale, OL16 1PJ

