

**RE: Land at end of Benskins Lane Noak Hill Romford Essex
adjacent to 'Curtis Plantation'**

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

- TO:**
1. The Owner of the land
Mr J F M Taylor
Parkways
244 Kings Drive
Eastbourne
East Sussex
BN21 2XE
 2. The Owner of the land
Mrs A P A Taylor
Parkways
244 Kings Drive
Eastbourne
East Sussex
BN21 2XE
 3. The Occupier of the land
Mr J Palmer
Palmer Pallets
Woodways
Benskins Lane
Noak Hill
Romford
Essex
RM4 1LB
 4. The Occupier of the land

ISSUED BY: LONDON BOROUGH OF HAVERING

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to the Council 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.

2. THE LAND AFFECTED

The land at end of Benskins Lane Noak Hill Romford adjacent to 'Curtis Plantation' shown hatched Black on the attached Plan hereinafter referred to as the Land.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without the grant of planning permission the carrying out of operational development on the Land consisting of earthmoving, excavation and mounding of soil, the deposition and redistribution of rubble and building materials and the formation of hard surfaces (including loose laid surfaces).

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years. The site lies within the approved Green Belt where, with certain exceptions which do not apply in this case, there is a strong presumption against any development. The operational development appears as an intrusion in this rural landscape. It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be granted, because planning conditions could not overcome these problems and no very special circumstances justifying Green Belt development have been presented.

In making its decision to issue this Notice the Council considered that the unauthorised development is contrary to the following policies of the adopted Havering Unitary Development Plan (March 1993) : Policies GRB2 and ENV1.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease carrying out earthmoving, excavation and mounding of soil on the Land.

Time for compliance: 1 month from the effective date of this Notice.

- ii) Cease carrying out deposition and redistribution of rubble and building materials.

Time for compliance: 1 month from the effective date of this Notice.

- iii) Cease carrying out the formation of hard surfaces including loose laid surfaces.

Time for compliance: 1 month from the effective date of this Notice.

- iv) Remove from the Land all hard surfaces, equipment, machinery, goods, rubbish, rubble, hardcore, surplus earth, apparatus and installations brought onto the Land in connection with the unauthorised operations.

Time for compliance: 1 month from the effective date of this Notice.

v) Restore the Land to its former woodland condition before the breach occurred by:

a) re-stocking the Land with a mixture of trees, predominately Oak but also including Ash and Hornbeam of between 60cm and 90cm in height. Such trees to be staked and protected by tree shelters. All new trees to be planted at a rate of 1600 trees per hectare at 2.5 metre spacing.

Time for compliance: During the next tree planting season, namely between 15 November 2004 and 15 March 2005.

b) retaining all tree stumps left on the Land and allowing them to re-grow.

Time for compliance: 1 month from the effective date of service.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 28 July 2004, unless an appeal is made against it beforehand

Dated: 24 June 2004

Signed:



Authorised Officer

on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD
YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by the 28 July 2004. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 28 July 2004 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 the Notice.

FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.

EXPLANATORY NOTES

STATUTORY PROVISIONS

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) is enclosed with this Notice.

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Secretary of State before 28 July 2004. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. If you appeal you should use the enclosed appeal forms. Two copies are for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State a copy of the Enforcement Notice.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1991 and are also set out on pages 2 - 5 the enclosed appeal forms.

PLANNING APPLICATION FEE

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £220 is payable both to the Secretary of State and to the Council. If the fees are not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring him, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

RECIPIENTS OF THE ENFORCEMENT NOTICE

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

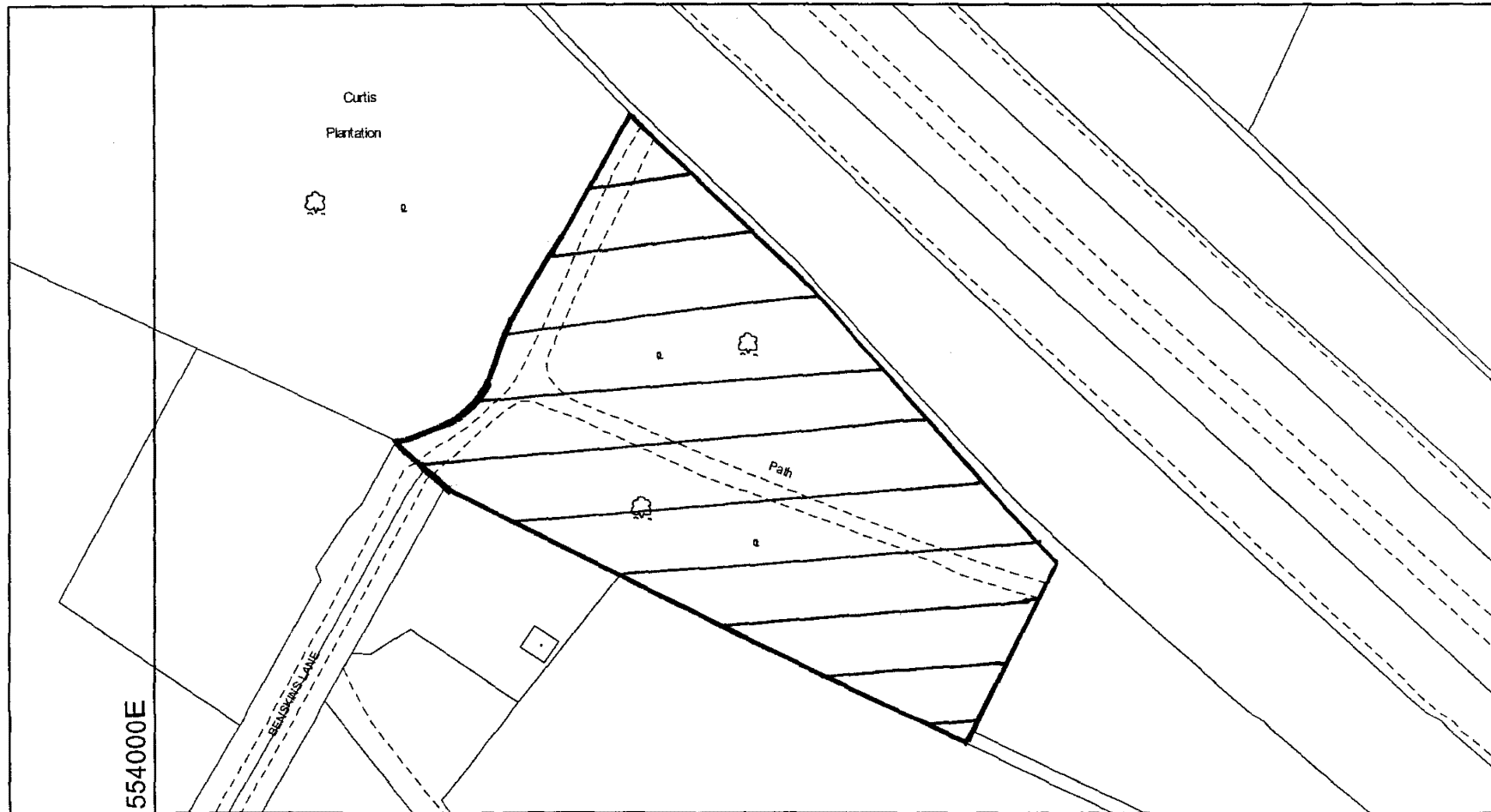
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Scale
0 8 16 24 32 40 m



MAP REFERENCE: TQ5494NW

DATE: 17/06/2004

SCALE: 1:1000