

**RISEBRIDGE GOLF CENTRE, RISEBRIDGE CHASE, ROMFORD RM1 4DG**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/694/16**

**ENFORCEMENT NOTICE**

**ISSUED BY:** London Borough of Havering (herein after referred to as “the Council”)

- 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 known as **RISEBRIDGE GOLF CENTRE, RISEBRIDGE CHASE, ROMFORD RM1 4DG**, shown edged in black on the attached plan ‘A’ and is registered under Land Registry Title Numbers EGL418490 and NGL120638.

**3. THE BREACH OF PLANNING CONTROL ALLEGED**

**Without planning permission:**

1. Within the last four years, without planning permission, operational development by the erection of a building (identified as ‘A’ hatched in black on the attached site plan B) measuring approximately 20m X 16m X 6m high using scaffolding poles and corrugated metal sheets; and
2. Within the last ten years, without planning permission, the material change of use of the land shown as ‘A’ hatched in black on site Plan B to a sui generis use as a scaffolding contractors yard involving industrial processes relating to the greasing of scaffolding poles, general maintenance and repairs of scaffolding poles and equipment and the storage of scaffolding equipment including poles and boards.
3. Within the last ten years, without planning permission, the material change of use of the land shown as ‘B’ crosshatched on the attached plan in black on site Plan B to a sui generis use for storage of cut trees and wood chippings and storage of containers.

**4. REASONS FOR ISSUING THIS NOTICE**

- (1) It appears to the Council that the above breaches of planning control have occurred within the last four years for all operational development and within ten years for material changes of use of the land as delineated in the attached site

plans. Steps should be taken to remedy the breaches by Section 173 4(a) or to remedy any injury to amenity which has been caused by the breach.

- (2) The unauthorised development in the form of the building erected using scaffolding poles and corrugated sheets by reason of its very poor design and location in the area is unsatisfactory development to the detriment of the current and future occupiers of the Golf Course and is therefore contrary to Policies 24, 26, 29 and 34 of the Havering Local Plan (2016 - 2031), Policy G2 London's Green Belt and G3 Metropolitan Open Land (London Plan 2021) and contrary to guidance within the NPPF 2021.
- (3) The unauthorised commercial uses of the land have a materially harmful and detrimental impact upon the character and amenity of the environments of the nearby properties in terms of bulk and massing on the neighbouring properties. The use is therefore contrary to Policies 24, 26, 29 and 34 of the Havering Local Plan (2016 - 2031), Policy G2 London's Green Belt and G3 Metropolitan open Land (London Plan 2021) and contrary to guidance within the NPPF 2021 and is contrary to the guidance within the NPPF.
- (4) The changes of use and erection of a building, represents inappropriate development in the Green Belt that fails to preserve the openness of the Green Belt and conflicts with the purposes of including land in the Green Belt. The unauthorised uses of the land for the purposes alleged and scale/nature of operational development have a significant impact on the openness of the Green Belt. The alleged breaches of planning control are materially harmful to the visual amenity and open character of the surrounding area. These changes of use and developments conflict with the purposes of including land in the Green Belt and is contrary to Policies 24, 26, 29 and 34 of the Havering Local Plan (2016 - 2031), Policy G2 London's Green Belt and G3 Metropolitan open Land (London Plan 2021) and contrary to guidance within the NPPF 2021
- (5) The Council does not consider that planning permission should be granted for the development because conditions attached to any consent cannot remedy the breach

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

1. Cease the use of any part of the land as a scaffolding yard;

AND

2. Demolish the building measuring approximately 20m x 16m x 6m high which is marked as 'A' on site plan B;

AND

3. Cease the use of the land as storage for cut trees, wood chippings and storing a container and remove all cut trees including wood chippings from the land from the area hatched B on Plan B and remove the metal container identified in blue from the land marked 'B' on the attached Site Plan B;

AND

4. Remove all rubble, building materials, waste materials and debris accumulated as a result of taking steps 1, 2 and 3 above.

## 6. TIME FOR COMPLIANCE

**THREE MONTHS** after the date when this Enforcement Notice takes effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **20<sup>th</sup> November 2022**, unless an appeal is made against it beforehand.

Dated: **18<sup>th</sup> October 2022**

Signed: 

DAVID COLWILL

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: Onkar Bhogal

Telephone Number: 01708 431587 Email: [Onkar.bhogal@havering.gov.uk](mailto:Onkar.bhogal@havering.gov.uk)

## THE RIGHT TO APPEAL

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Planning Inspectorate acting on behalf of the Secretary of State before **20<sup>th</sup> November 2022**. Further details are given in the attached explanatory note.

## WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED

If an appeal is not received against this Enforcement Notice, it will take effect on **20<sup>th</sup> November 2022** 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) can be viewed online at <https://www.legislation.gov.uk>

## THE RIGHT TO APPEAL

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 Planning Inspectorate before **20<sup>th</sup> November 2022**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

## GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Notice, planning permission ought to be granted, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the Enforcement Notice were not served as required by section 172;
- (f) that steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

## PLANNING APPLICATION FEE

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£924** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

## STATEMENT ON GROUNDS OF APPEAL

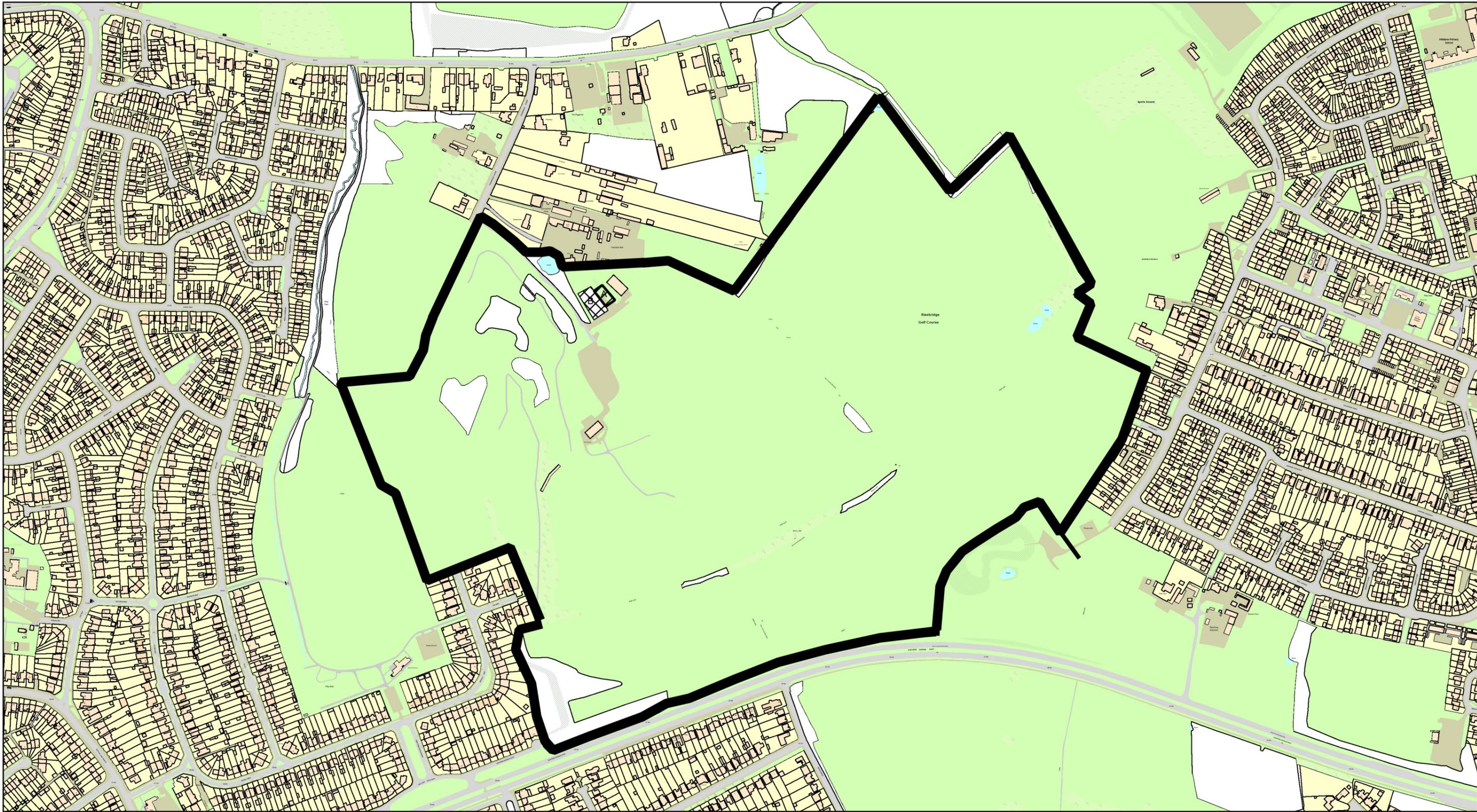
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the

grounds on which the appeal against the Enforcement Notice is being made 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:

1. The Mayor and Burgess of the London Borough of Havering, Town Hall, Main Road, Romford RM1 3BB
2. The Directors, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG
3. Andrew Price, Director, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG
4. Ricky Tester, Director, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG
5. The Owners, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG
6. The Occupiers, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG
7. Hollywood Scaffolding, Scaffolding Yard, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG
8. Hollywood Scaffolding Yard by email to [hollywoodscaffolding@outlook.com](mailto:hollywoodscaffolding@outlook.com)
9. HOLLYWOOD SCAFFOLDING UK LIMITED, 1 Swansea Close, Collier Row, Romford, Essex, United Kingdom, RM5 3SQ
10. Anthony David Somers, Director, Hollywood Scaffolding UK Limited, 1 Swansea Close, Collier Row, Romford, Essex, United Kingdom, RM5 3SQ
11. The Occupiers, Scaffolding Yard, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG
12. The Occupiers, Woodchip Yard to west of Scaffolding Yard, Risebridge Golf Centre Limited, Risebridge Chase, Romford RM1 4DG



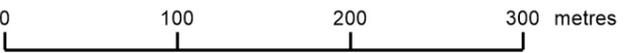
Risebridge Golf Course

SITE PLAN A



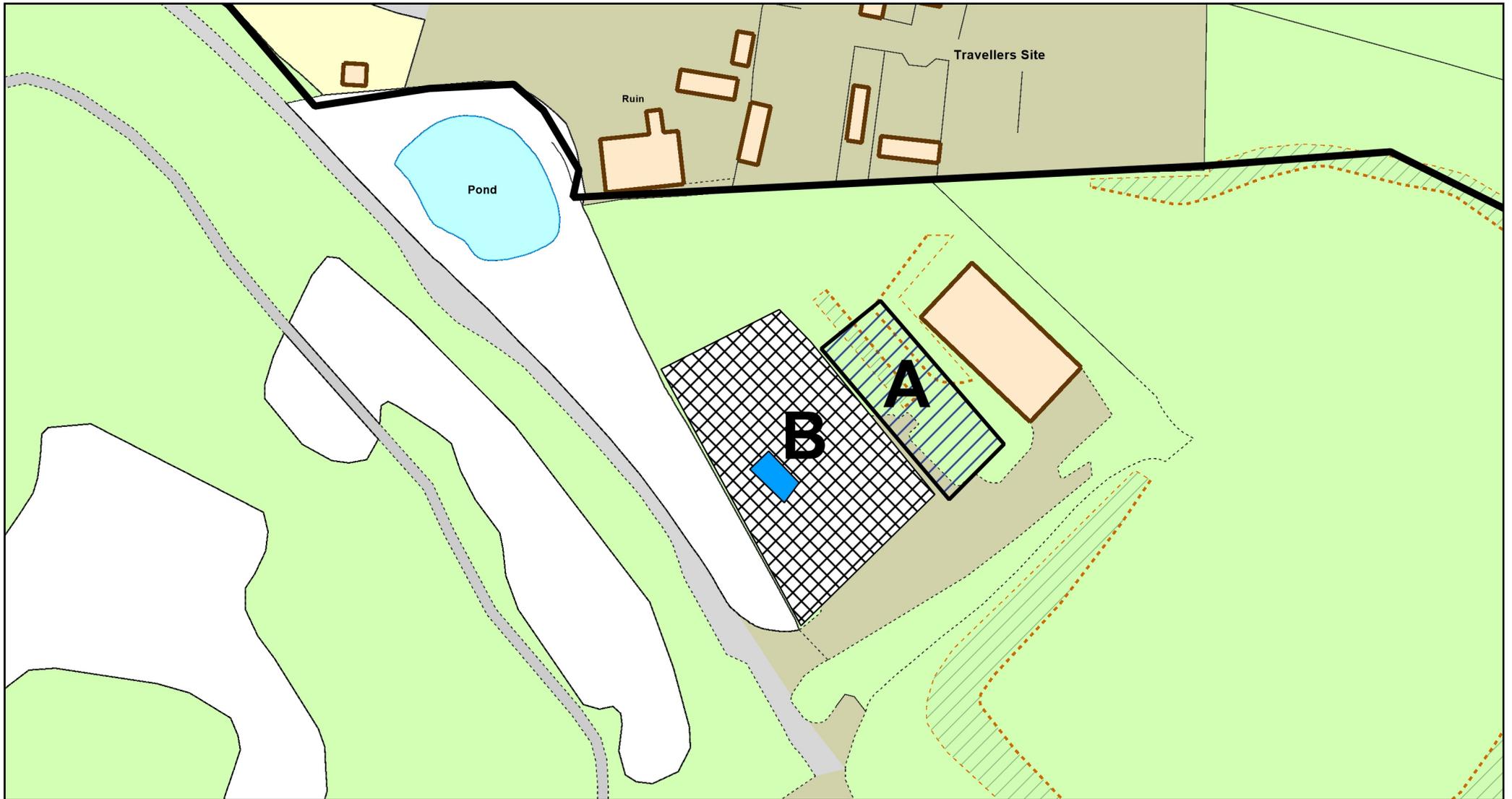


Scale: 1:5000  
Date: 20 June 2022



  
London Borough of Havering  
Town Hall, Main Road  
Romford, RM1 3BD  
Tel: 01708 434343

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Ordnance Survey 100024327



**SITE PLAN B**



Scale: 1:1000  
 Date: 15 August 2022  
 Size: A4



# Enforcement appeal: information sheet for local planning authorities

Customer Support Team  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1  
6PN

Direct Line: 0303 444 5000

Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)

## 1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

**You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.**

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.