

LAND AT MAYLANDS FARMHOUSE, COLCHESTER ROAD, RM3 0AZ

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/304/24

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

Land at **MAYLANDS GOLF CLUB, COLCHESTER ROAD, RM3 0AZ** shown edged in red on the attached **Plan 1**.

3. THE BREACH OF PLANNING CONTROL ALLEGED

1. In respect of the Land parcel enclosed by a solid black line and labelled A on Plan 2 - Without planning permission, the material change of use of the land for storage purposes and associated operational development through placement of containers on the land, boundary fence/gates and laying of a hard surface;
2. In respect of the Land parcels enclosed by a solid black line and labelled B1 and B2 on Plan 2 - Without planning permission, the material change of use of the land to vehicle storage and sales with associated structures, fences/gates and laying of a hard surface;
3. In respect of the Land parcel enclosed by a solid black line and labelled C on Plan 2 - Without planning permission, the material change of use of the land to a scaffolding yard with associated structures, fences/gates and laying of a hard surface;
4. In respect of Land parcel enclosed by a solid black line and labelled as D on Plan 2 - Without planning permission, the laying of a hard surface providing access and circulation space for the Land and uses indicated by A, B, C on Plan 2.
5. In respect of the area shown by a dashed black line and labelled E on Plan 2 – Without planning permission, the erection of fences and gates.

4. REASONS FOR ISSUING THIS NOTICE

- (1) It appears to the Council that the above breaches of planning control have occurred within the last ten years and that 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 development comprising the installation of shipping containers, scaffolding storage and structures, the formation of significant degree of hard surfacing, inappropriate fence/gates and car storage/sales/parking spaces has resulted in development that is detrimental to the openness of the Green Belt, and conflicts with the purposes of including land in the Green Belt. The developments and uses constitute inappropriate Green Belt development, and in the absence of very special circumstances that clearly outweigh the substantial harm to the Green Belt, by reason of inappropriateness and substantial harm, the developments and uses are considered to be contrary to the guidance contained in the National Planning Policy Framework NPPF 2024 and Policy G2 of the London Plan.
- (3) The buildings and structures, in particular the containers, scaffolding storage, fences/gates appear as an alien feature that together with the extensive hard surfacing and car parking/storage/display results in significant harm to the verdant and the rural character of the area, thereby having an adverse impact upon the visual amenities of the area. The developments and uses are therefore considered to be contrary to Policies 26 of the Havering Local Plan 2016 - 2031, Policy D4 of the London Plan and the Policy advice in National Planning Policy Framework 2024.
- (4) The uses, by reason of noise and disturbance caused by coming and going on vehicles on the access are unacceptably detrimental to the amenities of occupiers of nearby residents, contrary to Policies 7 and 34 of the Havering Local Plan.
- (5) Insufficient information is available to assess the impacts of the uses upon the free flow of traffic and the safety of highways users. In particular, there is an absence of information with respect to trip generation or highways assessment. The developments and uses are therefore considered contrary to Policies T4 of the London Plan and the policy in the National Planning Policy Framework 2024.
- (6) It would appear that that the existing stables contains features that are associated with roosting bats and that these features are likely to be affected by the unauthorised developments, without any mitigating and enhancing measures for bat protection, thereby potentially causing undue harm to protected species. The proposal results in the loss of natural habitat with no suitable mitigation being provided. In this respect, the development is contrary to Policy 30 (Biodiversity and geodiversity) and the policy advice in National Planning Policy Framework 2024.

- (7) The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Within Area labelled A and defined by a solid black line on the attached Plan 2 –
- a. Cease using the land for storage purposes including the placement of containers;
 - b. Remove all containers and portable buildings from the land;
 - c. Remove all boundary fences and gates;
 - d. Remove all hard surfaces, other than the hard surface indicated by the black hatching on the attached Plan 2;
 - e. Remove all other equipment, materials, rubble, debris, vehicles machinery, apparatus and installations in connection with or resulting from compliance with steps (a) to (d) above;
 - f. Restore the land to its condition before the breach occurred
- (ii) Within Areas labelled B1 and B2 and defined by a solid black line on the attached Plan 2 –
- a. Cease using the land for the storage and sale of vehicles;
 - b. Remove all vehicles, structures, portable buildings and containers from the land;
 - c. Remove all boundary fences and gates;
 - d. Remove all hard surfaces;
 - e. Remove all other equipment, materials, rubble, debris, machinery, apparatus and installations in connection with or resulting from compliance with steps (a) to (d) above;
 - f. Restore the land to its condition before the breach occurred
- (iii) Within Area labelled C and defined by a solid black line on the attached Plan 2 –
- a. Cease using the land as a scaffolding yard;
 - b. Removal all structures, containers and scaffolding from the land;

- c. Remove all boundary fences and gates;
- d. Remove all hard surfaces;
- e. Remove all other equipment, materials, rubble, debris, vehicles machinery, apparatus and installations in connection with or resulting from compliance with steps (a) to (d) above;
- f. Restore the land to its condition before the breach occurred.

(iv) Within Area labelled D and defined by a solid black line on the attached Plan 2 -

- a. Remove all boundary fences and gates;
- b. Remove all hard surfaces;
- c. Remove all other equipment, materials, rubble, debris, machinery, apparatus and installations in connection with or resulting from compliance with steps (a) to (d) above;
- d. Restore the land to its condition before the breach occurred

(v) At the location labelled E and defined by a dashed black line on the attached Plan 2 -

- a. Remove all boundary fences and gates;
- b. Remove all other equipment, materials, rubble, debris, machinery, apparatus and installations in connection with or resulting from compliance with step (a) above
- c. Restore the land to its condition before the breach occurred

6. TIME FOR COMPLIANCE

THREE MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **24th NOVEMBER 2025**, unless an appeal is made against it beforehand

Dated: **24th October 2025**

Signed:



GEORGE ATTA-ADUTWUM

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

Nominated Officer to contact regarding this Notice: **George Atta-Adutwum**

Telephone Number: **01708 432157**

Email: George.Atta-Adutwum@haverling.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 24th NOVEMBER 2025**. 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 **24th NOVEMBER 2025** 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 24th NOVEMBER 2025**.

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 **£6,936** 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.

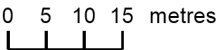
RECIPIENTS OF THE ENFORCEMENT NOTICE

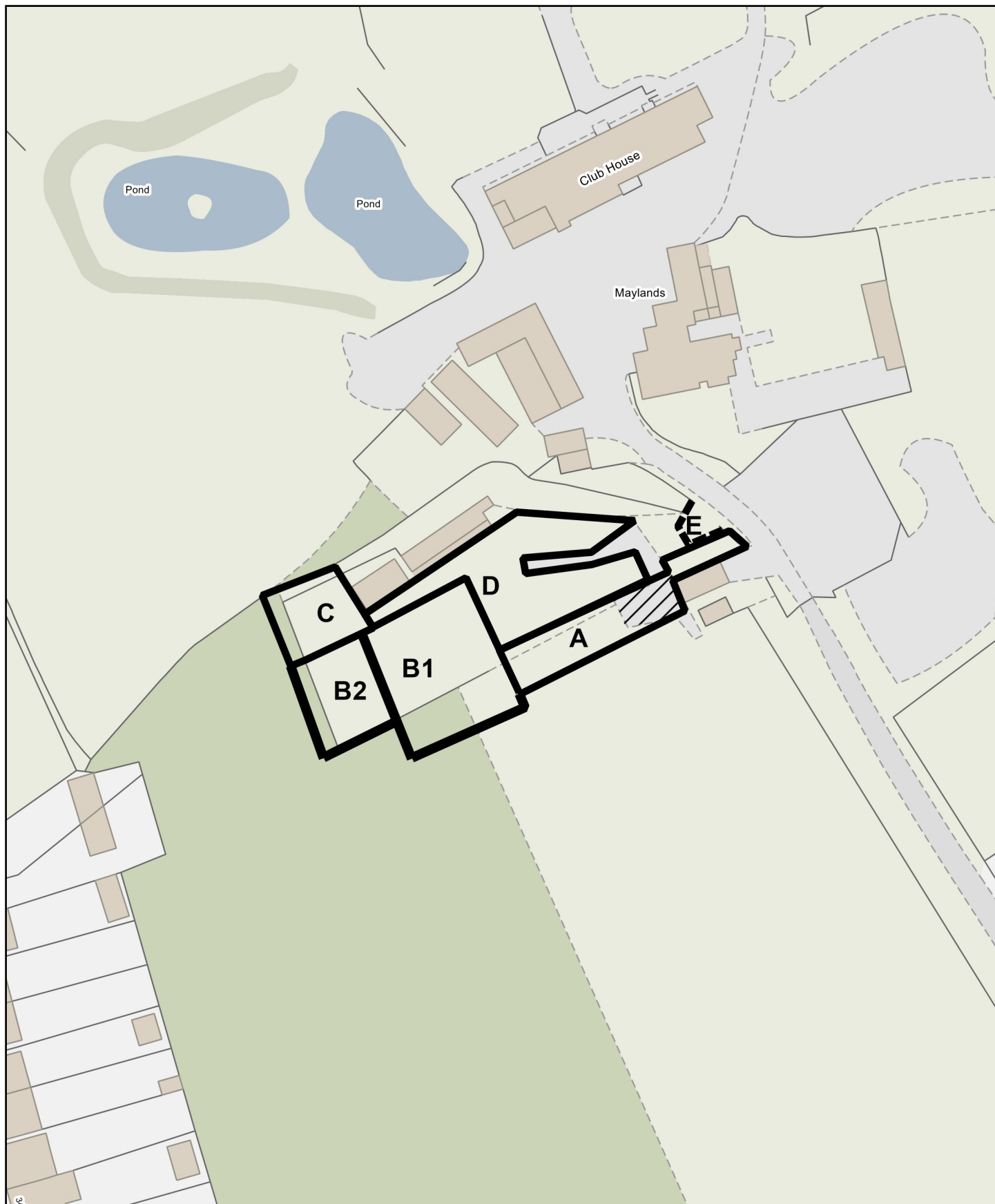
The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Director – Mary Frasle, GLEBELANDS ESTATES LIMITED, 84 Leigh Hill, Leigh On Sea, Essex, United Kingdom, SS9 1AR
2. The Secretary, Glebelands Estates Limited, 84 Leigh Hill, Leigh On Sea, Essex, United Kingdom, SS9 1AR
3. The Company Secretary / Director, JNT SCAFFOLDING LTD, 8 Broseley Road, Harold Hill, England, RM3 9BD

4. JNT Scaffolding LTD, The Director: Jayde Fowler, 8 Broseley Road, Harold Hill, United Kingdom, RM3 9BD
5. JNT Scaffolding LTD, The Director: Jake Wood, 8 Broseley Road, Harold Hill, United Kingdom, RM3 9BD
6. The Owner(s), Maylands Golf Club, Colchester Road, Romford RM3 0AZ
7. The Occupiers, Maylands Golf Club, Colchester Road, Romford RM3 0AZ
8. The Company Secretary / Director, Glebelands Estates Limited, Maylands Golf Club, Colchester Road, Romford RM3 0AZ
9. Mary Frasle, the Secretary/ Director, Maylands Golf Club, Colchester Road, Romford RM3 0AZ
10. Mr Frasle, Maylands Golf Club, Colchester Road, Romford RM3 0AZ
11. Mrs Frasle, Maylands Golf Club, Colchester Road, Romford RM3 0AZ
12. Emma Frasle, Maylands Golf Club, Colchester Road, Romford RM3 0AZ
13. Northway Cars, Maylands Golf Club, Colchester Road, Romford, Essex, RM3 0AZ
14. The Secretary, Northway Cars, Maylands Golf Club, Colchester Road, Romford, Essex, RM3 0AZ
15. Emma Frasle efrasle@hotmail.com
16. info@jntscaffolding.co.uk



Plan 1 - Land at Maylands Golf Club, Colchester Road	TQ5581692117 
  	Scale: 1:1000 Date: 21 October 2025 
 London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2024 Ordnance Survey AC0000815231



Plan 2 - Land at Maylands Golf Club, Colchester Road

TQ5582492117



Scale: 1:1000

Date: 23 October 2025

0 5 10 15 metres



Havering
LONDON BOROUGH

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

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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

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.