

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: Harlow District Council

1. This Notice is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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 and the enclosures to which it refers contain important additional information.

2. The Land To Which The Notice Relates

Land at Plots 4-7 Skins Farm, Roydon Road, Harlow, Essex, CM19 5DU, shown edged red and blue (and including the site of the barrier in the position marked 1.) on the attached plan (hereinafter referred to as the 'Plan')

3. The Matters Which Appear To Constitute The Breach Of Planning Control

Without planning permission, the erection of the following:-

1. A barrier in the position marked 1 on the Plan and as described in 1. of the Schedule on the Plan; (hereinafter referred to as the 'Barrier')
- ~~2. Ballasted Hardstand area in the position marked 2 on the Plan and as described in 2. of the Schedule on the Plan; (hereinafter referred to as the 'Ballasted Hardstand Area')~~
3. Hoggin surfaced drives 3.0 metres wide serving plots 4-5 and 3.3 metres wide serving plots 6-7 both in the position marked 3 on the Plan and as described in 3. of the Schedule on the Plan; (hereinafter referred to as the 'Hoggin Surfaced Drives')
- 4a Parking Area 7.1m by 12m hoggin surfaced marked 4a and cross hatched light green on the Plan; (hereinafter referred to as the 'Parking Area')
- 4b Main Parking 18.0m by 12m hoggin surfaced marked 4b and cross hatched light green on the Plan; (hereinafter referred to as the 'Main Parking')
5. Three Post & Rail Boundary Fences 1.5m high marked F1 (between points X1-X1A), F2 (between points X0-X0A), F3 (between points X2-X2A) on the Plan. Two close boarded fences 1.8m high between points X1A-X1B and between points X2A-X2B on the Plan. (hereinafter referred to as the 'Fences')

4. Reasons For Issuing This Notice

4.1 It appears to the Council that the above breaches of planning control have occurred within the last four years. The above breaches of planning control were substantially completed less than four years ago. The above breaches of planning control are considered to be out of character with the surrounding area and to be an unsympathetic form of development that is detrimental to the appearance of the area, contrary to policies BE1 (New & Existing Buildings Relate to Setting) and BE2 (Create Successful Living, Working &

Rec.) of the Replacement Draft Local Plan, January 2004 and BE2 (Design of New Development) of the Adopted Harlow Local Plan, April 1995.

4.2 The Council considers that planning conditions could not overcome these objections to the Development and that planning permission should not be given.

For the reasons above the Council considers that it is expedient to issue this Notice.

5. What You Are Required To Do

5.1 Remove the Barrier;

5.2 Remove the Ballasted Hardstand Area;

5.3 Remove the Hoggin Surfaced Drives;

5.4 Remove the Parking Area;

5.5 Remove the Main Parking;

5.6 Remove the Fences;

5.7 Remove from the land all building materials and rubble arising from compliance with requirements 5.1-5.6 above.

5.8 Restore the land to its condition before the above breaches of planning control took place by levelling the ground and re-seeding it with grass.

6. Time For Compliance

12 weeks after this Notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 30 November 2006, unless an appeal is made against it beforehand.

Dated: 27 October 2006

Signed: 

on behalf of

Harlow District Council

Civic Centre

Harlow

Essex

CM20 1WG

Annex

Your Right Of Appeal

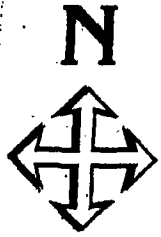
You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. You may use the enclosed appeal forms.

- (a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) The second copy of the appeal form and the notice should be sent to the Council.
- (c) The third copy is for your own records.

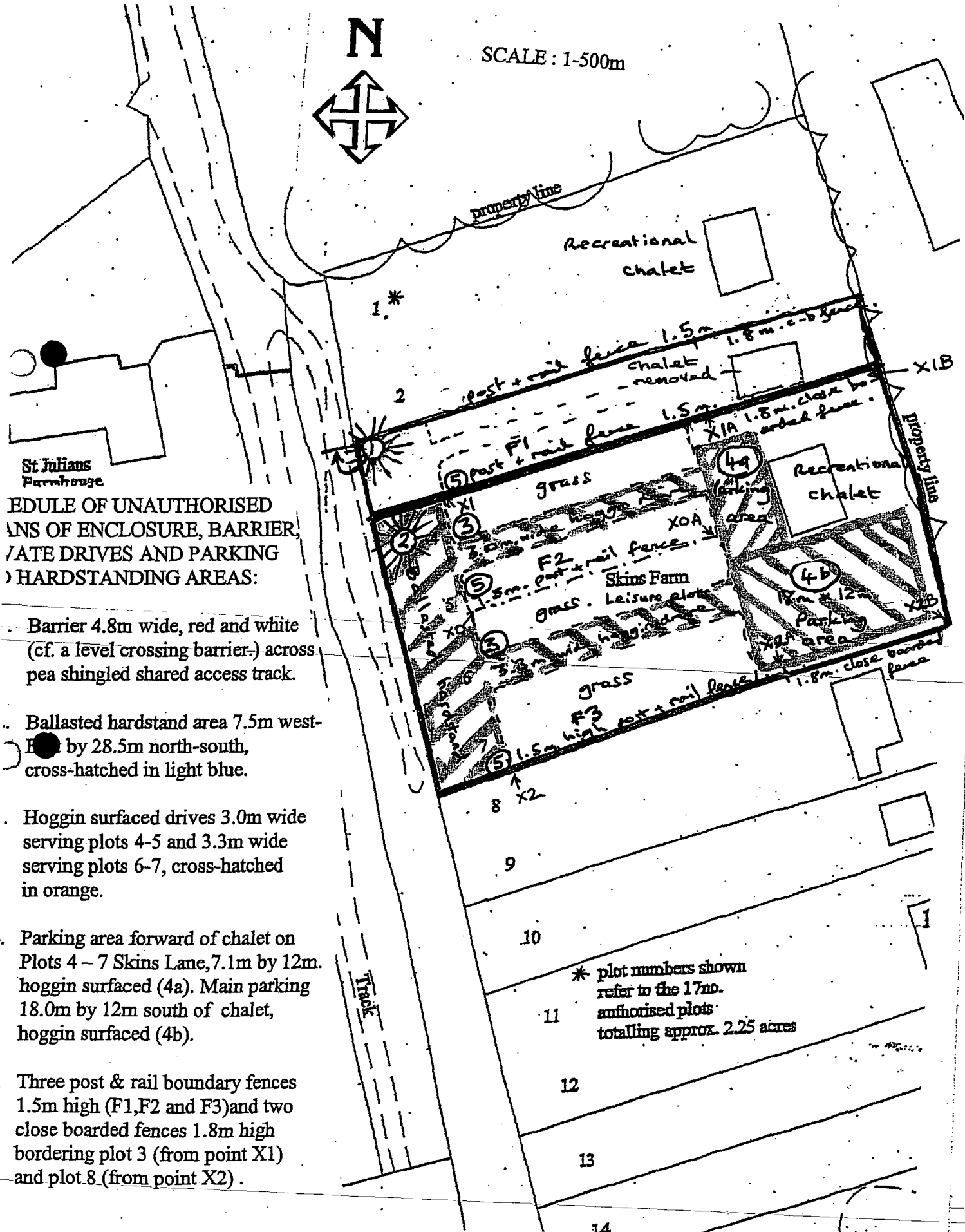
What Happens If You Do Not Appeal

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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

UNAUTHORISED ENGINEERING OPERATIONS
ON SHARED ACCESS TRACK AND AT
PLOTS 4 TO 7, SKINS FARM LANE, ROYDON RD
EASTEND, HARLOW, ESSEX .CM19 5DT



SCALE: 1-500m



SCHEDULE OF UNAUTHORISED
OPERATIONS OF ENCLOSURE, BARRIER,
GATE DRIVES AND PARKING
AND HARDSTANDING AREAS:

- Barrier 4.8m wide, red and white (cf. a level crossing barrier.) across pea shingled shared access track.
- Ballasted hardstand area 7.5m west of plot 1 by 28.5m north-south, cross-hatched in light blue.
- Hoggin surfaced drives 3.0m wide serving plots 4-5 and 3.3m wide serving plots 6-7, cross-hatched in orange.
- Parking area forward of chalet on Plots 4 - 7 Skins Lane, 7.1m by 12m, hoggin surfaced (4a). Main parking 18.0m by 12m south of chalet, hoggin surfaced (4b).
- Three post & rail boundary fences 1.5m high (F1, F2 and F3) and two close boarded fences 1.8m high bordering plot 3 (from point X1) and plot 8 (from point X2).

* plot numbers shown refer to the 17th authorised plots totalling approx. 2.25 acres