

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

Issued by: LEWES DISTRICT COUNCIL (the Council)

1. ENFORCEMENT NOTICE

This is a formal notice 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 TCPA 1990, at the Land. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to all 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 Gate House Cottage, Wapsbourne Manor Farm Lane, Sheffield Park, North Chailey, TN22 3QT shown edged red on the attached plan for the purposes of identification only (the Land).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of the land from use for agriculture to a mixed use for agriculture and for the siting of a yurt and associated raised decking, timber benches, tables, chairs and brick built oven.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

It is considered that the use of the land for non-agricultural purposes conflicts with the aim of protecting the countryside from unnecessary development and the prominent positioning of the Yurt and associated paraphernalia outside the planning boundary and the residential curtilage of the dwelling at Gate House Cottage is harmful to the countryside setting and is detrimental to character of the rural setting and contrary to development plan policies ST3 and CT1 contained within the Lewes District Local Plan.

The Council consider that planning permission should not be granted, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

You must:

(i) Cease the unauthorised use of the land siting of a yurt and associated decking, benches, tables, chairs and brick built oven

(ii) Permanently remove from the land the yurt and the associated decking, benches, tables, chairs, brick built oven and all materials arising from the compliance with requirement (i) above, and restore the land to a clean and tidy condition.

6. TIME FOR COMPLIANCE

The periods for compliance with the steps set out in paragraph 5 are:

(i) 6 (six) weeks from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **16th September 2015**, unless an appeal is made against it beforehand.

Dated: 11th August 2015

Signed:

on behalf of Lewes District Council: Southover House, Lewes, BN7 1AB.

T: 01273 471 600

Nominated officer: Jennifer Baxter

Telephone number: 01273 484440/484439

Gate House Cottage, Sheffield Park



ANNEX

LEWES DISTRICT COUNCIL has issued an enforcement notice relating to land at **Land at Gate House Cottage, Wapsbourne Manor Farm Lane, Sheffield Park, North Chailey, TN22 3QT** and you are served with a copy of that notice as you have an interest in the Land. Copies of the notice have also been served on the parties listed at the end of this Annex.

YOUR RIGHT OF APPEAL

You can appeal against this enforcement notice, but any appeal must be **received** by the Planning Inspectorate (or be posted or electronically communicated at such time that, in the ordinary course of post or transmission, it would be delivered to the Planning Inspectorate) **before** the date specified in paragraph 7 of the notice.

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

- Online at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs).
- By getting enforcement appeal forms from the Planning Inspectorate on 0303 444 5000 or by e-mailing the Planning Inspectorate at enquiries@pins.gsi.gov.uk.

You MUST make sure that PINS receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:

- The name of the local planning authority.
- The site address.
- Your address.
- The effective date of the enforcement notice.

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

The Planning Inspectorate's address and contact details are as follows:

The Planning Inspectorate

CST Room 3/13

Temple Quay House