

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**ST. ALBANS DISTRICT COUNCIL**

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

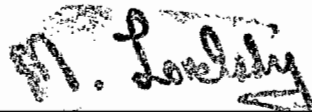
ENFORCEMENT NOTICE**LAND AT ST. STEPHENS GREEN FARM, CHISWELL GREEN
LANE, ST. ALBANS, HERTFORDSHIRE****WHEREAS:-**

- (1) It appears to the Council of the City and District of St. Albans "the Council", being the local planning authority for the purposes of Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) ("the Act") in this matter, that there has been a breach of planning control within paragraph (a) of Section 171A(1) of the Act within the last ten years on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of development by the making of the material change in the use of the land described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of their powers contained in the said Section 172, for the reasons set out in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 below be taken in order to remedy the breach within the period of 56 days from the date on which this Notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 175(4) of the Act, on **1 September 2008**

Issued 21 July 2008



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services

District Council Offices
Civic Centre
St. Peter's Street
St. Albans
Herts. AL1 3JE

SCHEDULE 1

Land or premises to which this Notice relates

St. Stephens Green Farm, Chiswell Green Lane, St. Albans, Hertfordshire

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control

Stationing of unauthorised container

SCHEDULE 3

Steps required to be taken

Remove the unauthorised container

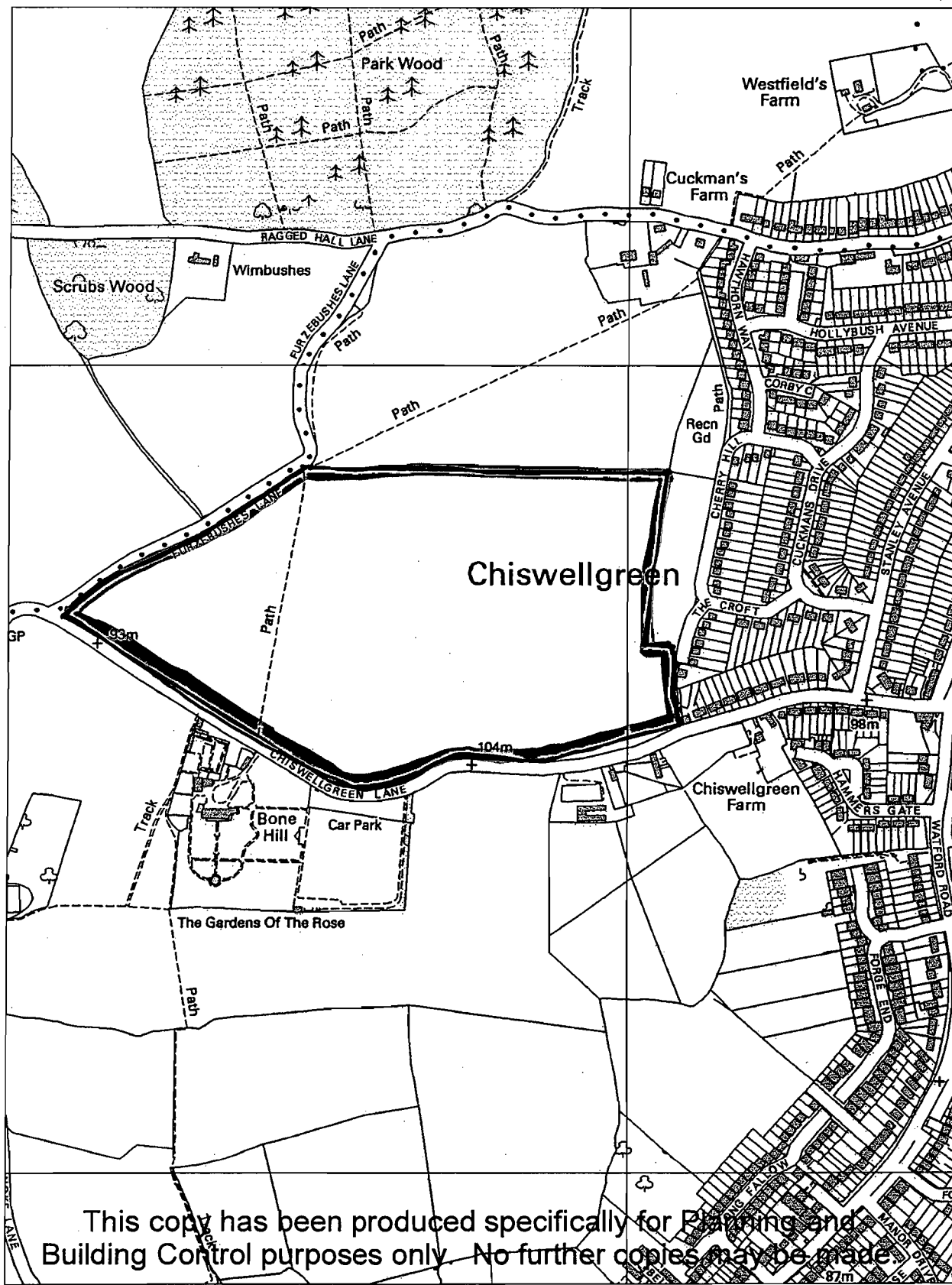
YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD READ IT CAREFULLY.

ANNEX

Regulation 3 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002

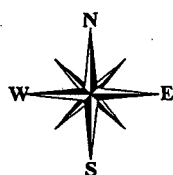
The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the planning and Compensation Act 1991) for the following reasons:-

- 1) The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and St Albans District Local Plan Review 1994, wherein permission will only be given for the erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural setting, or small scale facilities for participatory sport or recreation.
- 2) The use that has been carried out at St Stephens Farm represents unacceptable, inappropriate development within the Metropolitan Green Belt and to the integrity of the Agricultural Building. The unauthorised container conflicts with the visual amenities and the openness of the Green Belt, and the purposes of including land in it.
- 3) The unauthorised use of the site is inappropriate within the Green Belt, which is unacceptable in terms of Policy 1 (Metropolitan Green Belt), Policy 69 (General Design and Layout), Policy 74 (Landscape Development and Improvement) of the St Albans District Local Plan Review 1994. Such use cannot be justified in terms of the purposes specified, and no exceptional circumstances are apparent.

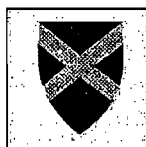


This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made.

This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 OS License No: LA079227



Scale: 1:7500



St Albans
 CITY AND DISTRICT