

## **IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

### **ENFORCEMENT NOTICE - CHANGE OF USE (NOTICE TWO)**

**Issued by: St Albans 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**

Plot 68 (South), Land Adjacent Bridge Cottages, Sandridgebury Lane, Sandridge St Albans shown edged red on the Notice Plan ('The Land').

#### **3. The Matters Which Appear to Constitute the Breach of Planning**

Without planning permission, the material change of use of the Land from agricultural to siting of a caravan and mobile home for residential occupation.

#### **4. Reasons For Issuing This Notice**

The material change of use has taken place within the last 10 years.

Permitted development rights in relation to fences are withdrawn by way of an Article 4 Direction, which specifically prohibits the "Erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure." The fence does not have planning permission and is therefore unauthorised.

The unauthorised material change of use of the Land from agriculture to open storage represents inappropriate development in the Green Belt, impacting on its openness and thus conflicting with the purposes of including land within it. The Council consider that openness is freedom from development, preventing urban sprawl by keeping land permanently open. It has not been demonstrated that very special circumstances exist that would overcome the in-principle policy objection to open storage in the Green Belt. Consequently, the development conflicts with the National Planning Policy Framework 2023 (13 – Protecting Green Belt Land)

and Policy 1 (Metropolitan Green Belt) of the St Albans District Local Plan Review (1994).

It is therefore expedient that enforcement action should be taken against the breaches of planning control that have occurred, having regard to the provisions of the development plan and to other material considerations.

## 5. What You Are Required to Do

- i. Cease the residential use of the Land
- ii. Remove the caravan and mobile home from the Land
- iii. Remove from the Land all foundations, hardstanding, bricks and other materials used to stabilise and access the caravan and mobile home
- iv. Remove all materials and items stored on the Land not in connection with the lawful use (agriculture) including, but not limited, to all vehicles, waste, water tanks, gas canisters, hardcore, planks of wood, wooden pallets, and concrete blocks and tiles, bee hives, building materials, glass panes, machinery, windmills and other domestic paraphernalia
- v. Dismantle and remove from the Land the perimeter fencing
- vi. Unearth and remove from the Land the subterranean septic tanks and all associated connections
- vii. Return the Land to agricultural use and restore it to its previous condition of open pasture land.

## 6. Time for Compliance

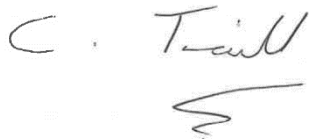
Three (3) months

## 7. When This Notice Will Come Into Effect

This notice takes effect on 25 June 2024 unless an appeal is made against it.

Dated: 14 May 2024

Signed:



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Christine Trill  
Strategic Director – Community and Place Delivery  
St Albans District Council

On behalf of: St Albans District Council  
District Council Offices, Civic Centre, St Peter's Street,  
St Albans, Herts, AL1 3J

**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 information sheet and information in the letter give details of your rights of appeal.

*Fee to appeal under ground 'a' (to be made to the Council): £1,156*

**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 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.

Appendix 1 - Site location plan (draft)



Appendix 2 - Photos of the unauthorised development









## ***INFORMATION SHEET - 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 below.

**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.

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

Direct Line: 0303 444 5000