

Plot 2A

RE: LAND KNOWN AS AVELEY MARSHES TO NORTH WEST OF 9-15 JULIETTE WAY, PURFLEET INDUSTRIAL PARK, AVELEY, SOUTH OCKENDON, ESSEX, RM15 4YA

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: 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 known as Aveley Marshes to north-west of 9-15 Juliette Way, Purfleet industrial Park, Aveley, South Ockendon, Essex, RM15 4YA (shown edged black on site plan)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission: the unauthorised material change of use of the land shown on the attached plan edged in black and numbered as 2A from use as agricultural land to a sui generis use as a Scaffolding Contractors Yard involving industrial processes relating to the greasing of scaffolding poles, general maintenance and repairs of scaffolding poles, boards and scaffolding equipment and storage of scaffolding equipment including poles & boards

4. **REASONS FOR ISSUING THIS NOTICE**

That the Assistant Director Regulatory Services, having regard to the provisions of The National Planning Policy Framework (NPPF), London Plan (March 2016) the Havering Local Development Framework Core Strategy and Development Framework Policies (DPD) and all other material planning considerations in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), should grant authority for the issuing of an Enforcement Notice(s) in respect of the following breach of planning control.

It appears to the Council that the above breach of planning control has occurred within the last ten years. Therefore steps should be taken to remedy the breach by section 173(4) or to remedy any amenity or injury which has been caused by the breach.

The Council does not consider that planning permission should be granted as the breach of control is contrary to long established national policy on the protection of Green Belt land and planning conditions could not overcome the harm caused by the breach of control. The Council contend that the unauthorised uses remain on-going and this material change of use is considered unacceptable for the reasons set out above. It is considered by to be both expedient and proportionate to issue the Enforcement Notices for the aforementioned reasons.

In making its decision to issue this notice, the Council contend that the unauthorised use of the land is contrary to the provisions of the National Planning Policy Framework (NPPF), Planning Practice Guidance and the following policies of the Local Development Framework, Core Strategy and Development Control Policies Development Plan Document DC45 (Green Belt) DC58 (Biodiversity and Geodiversity) & DC61 (Urban Design) as well as London Plan policy 7.16 (Green Belt).

5. WHAT YOU ARE REQUIRED TO DO

The Owners / Occupiers should be served Enforcement Notices to require, within SIX calendar months of the date the Notice

1. Cease the use of the land shown edged in black on the attached plan as plot 2A for the purposes as set below:
 - i. A Sui Generis Use as a Scaffolding Contractors Yard involving industrial processes relating to the greasing of scaffolding poles, general maintenance and repairs of scaffolding poles, boards and scaffolding equipment and storage of scaffolding equipment including poles, boards and clips; and
 - ii. Return the land to a solely agricultural use
2. Remove from the land any scaffolding equipment including poles, boards and clips and apparatus and equipment used in connection with the maintenance and repair of scaffolding equipment, goods, rubbish, apparatus, ancillary structures and installations brought onto the land in connection with the unauthorised uses that are not solely associated with the agricultural use and resulting from compliance with requirement (1)

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **11th January 2018** unless an appeal is made against it before hand

Dated: 30th November 2017

Signed: 

Name: Simon Thelwell

Authorised Officer

on behalf of London Borough of Havering

5th Floor, Mercury House, Mercury Gardens, Romford RM1 3SL

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State before **11th January 2018**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on **11th January 2018** 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) is enclosed with this Notice.

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If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

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 - then a fee of **£770** is payable to the Council. If the fees are not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

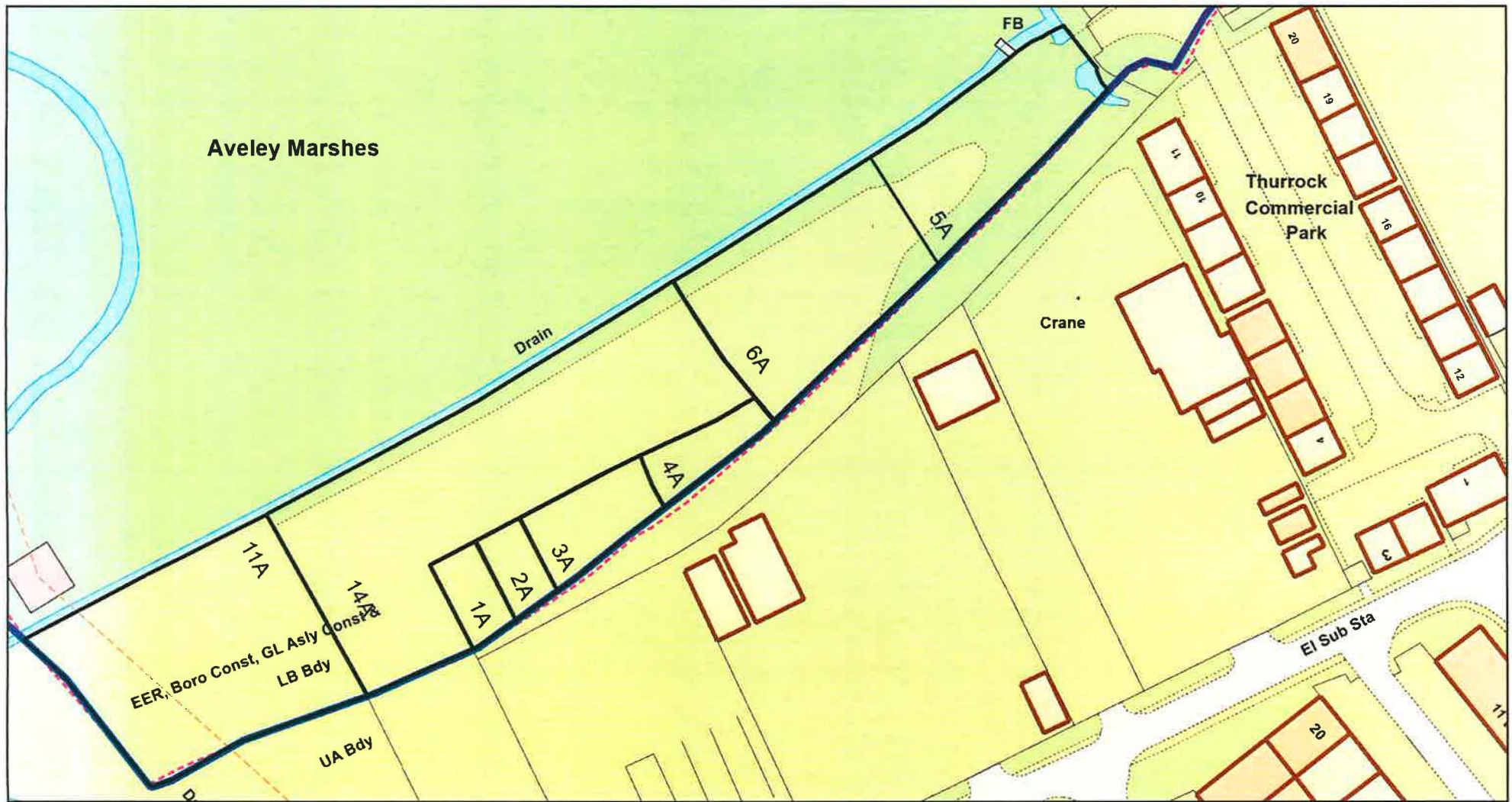
You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the 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. P.I.P MANAGEMENT LIMITED (Co. Regn. No. 1875166) of Estate House, Marsh Way, Fairview Industrial Park, Rainham, Essex RM13 8UH.
2. Dean Kenneth Everett, Lamorna, Dunnings Lane, Bulphan, Upminster, RM14 3RJ
3. Mr Michael Verrechia, MV Exports 14 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA .
4. Mr Michael Verrechia, c/o Freightmaster Commercial, Arterial Road, Aveley, RM15 4XS
5. Ivan Jonathan North, Andes, Herga Hyll, Orsett, Essex RM16 3JA
6. Transport for London c/o, The Asset Register Manager, Transport for London, Group Property, 172 Buckingham Palace Road, London SW1W 9TN
7. Owner / Occupiers at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA.
8. Owner / Occupiers Plot 1A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA

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15. Owner / Occupiers Plot 14A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA
16. City Lifting Ltd, Purfleet Industrial Park, 9 Juliette Way, Purfleet RM15 4YA
17. Steve Wilkinson SW Haulage 416 Green Lane, Ilford, Essex IG3 9JX
18. Michael James Brown, Church Farm, Church Lane, Stapleford Abbots, Ongar, Essex, RM4 1ES
19. Sean McCarthy, McCarthys Scaffolding Services Ltd C/O Unit 13, Juliette Way, Aveley South Ockenden RM15 5YD
20. Peter Ronald Seales 318 Upminster Road North, Rainham, Essex, RM13 4YD
21. Bill Everett B Everett Transport Ltd, Unit 13, Juliette Way, South Ockendon RM15 4YD
22. Seales Road Haulage, 17 Juliette Way, Purfleet Industrial Estate South Ockendon, Essex, RM15 4YB
23. Trevor Mark Jepson 5 Risebridge Road, Gidea Park, Romford, Essex RM2 5PR



Aveley Marshes Land rear of 9 -15 Juliette Way N
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	<p>Scale: 1:1250 Date: 20 November 2017 Size: A4</p>	
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Plot 3A

RE: LAND KNOWN AS AVELEY MARSHES TO NORTH WEST OF 9-15 JULIETTE WAY, PURFLEET INDUSTRIAL PARK, AVELEY, SOUTH OCKENDON, ESSEX, RM15 4YA

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2. **THE LAND AFFECTED**

Land known as Aveley Marshes to north-west of 9-15 Juliette Way, Purfleet industrial Park, Aveley, South Ockendon, Essex, RM15 4YA (shown edged black on site plan)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission: the unauthorised material change of use of the land shown on the attached plan edged in black and numbered as 3A from use as agricultural land to a sui generis use comprising a civil engineering and demolition contractors use including storage, servicing, maintenance and repair of plant and machinery (Plot 3A)

4. **REASONS FOR ISSUING THIS NOTICE**

That the Assistant Director Regulatory Services, having regard to the provisions of The National Planning Policy Framework (NPPF), London Plan (March 2016) the Havering Local Development Framework Core Strategy and Development Framework Policies (DPD) and all other material planning considerations in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), should grant authority for the issuing of an Enforcement Notice(s) in respect of the following breach of planning control.

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5. WHAT YOU ARE REQUIRED TO DO

The Owners / Occupiers should be served Enforcement Notices to require, within SIX calendar months of the date the Notice

1. Cease the use of the land shown edged in black on the attached plan as plot 3A for the purposes as set below:
 - i. A sui generis use comprising a civil engineering and demolition contractors use including storage, servicing, maintenance and repair of plant and machinery; and
 - ii. Return the land to a solely agricultural use
2. Remove from the land any plant and machinery including 360° excavators, compressors, lighting towers, roll on roll off vehicles, van, pickup trucks and apparatus and equipment used in connection with the servicing, maintenance and repair of plant and machinery, ancillary structures and installations brought onto the land in connection with the with the unauthorised uses that are not solely associated with the agricultural use and resulting from compliance with requirement (1)

6. WHEN THIS NOTICE TAKES EFFECT

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Dated: 30th November 2017

Signed:.....

Name: Simon Thelwell

Authorised Officer

on behalf of London Borough of Havering

5th Floor, Mercury House, Mercury Gardens, Romford RM1 3SL

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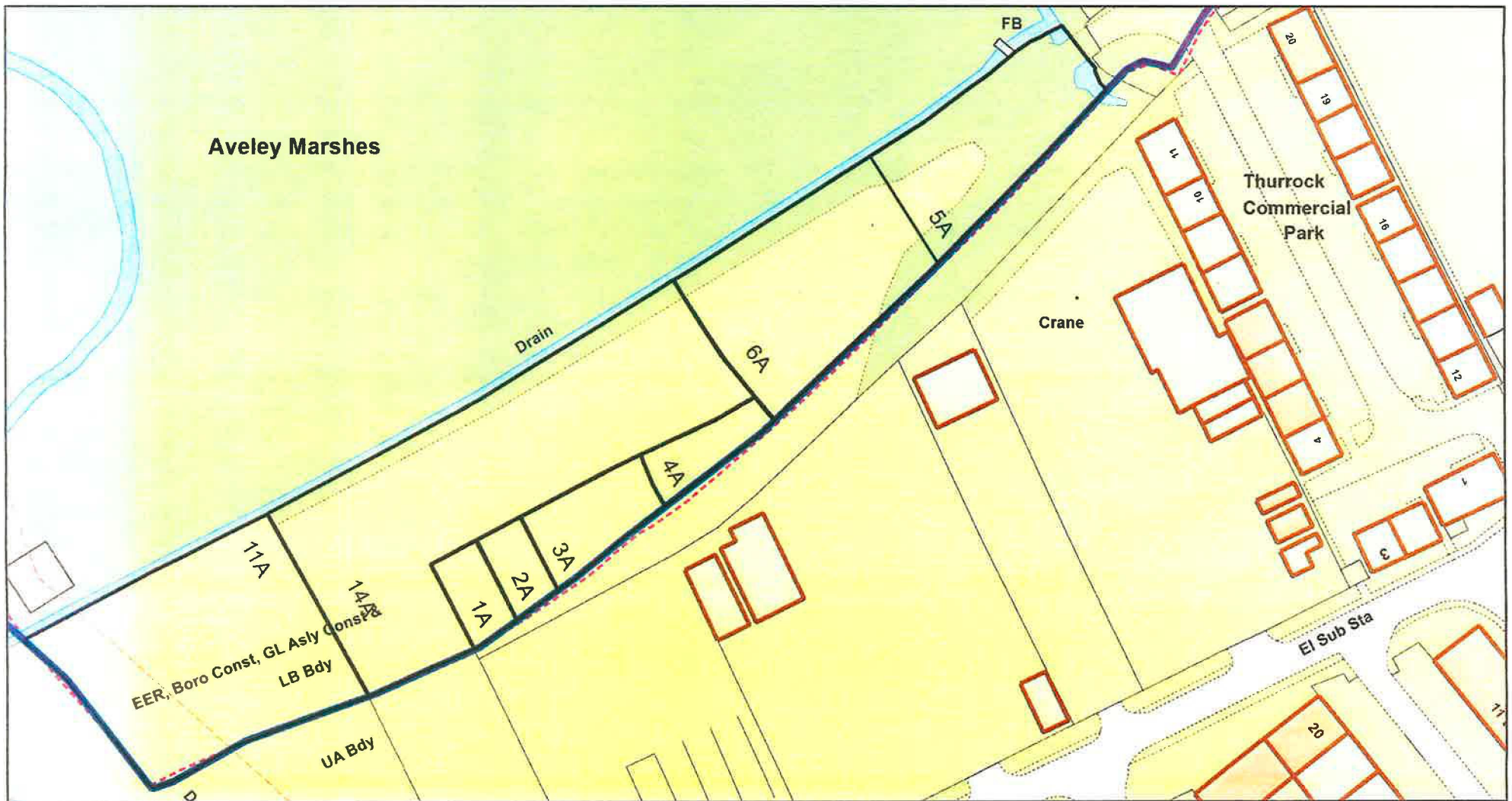
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Aveley Marshes Land rear of 9 -15 Juliette Way



Scale: 1:1250
 Date: 20 November 2017
 Size: A4



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

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 Ordnance Survey 100024327

Plot 4A

RE: LAND KNOWN AS AVELEY MARSHES TO NORTH WEST OF 9-15 JULIETTE WAY, PURFLEET INDUSTRIAL PARK, AVELEY, SOUTH OCKENDON, ESSEX, RM15 4YA

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2. **THE LAND AFFECTED**

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3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission: the unauthorised material change of use of the land shown on the attached plan edged in black and numbered as 4A from use as agricultural land to a sui generis use as a scaffolding contractors yard involving industrial processes relating to the greasing of scaffolding poles, general maintenance and repairs of scaffolding poles and equipment and the storage of scaffolding equipment including poles & boards (Plot 4A).

4. **REASONS FOR ISSUING THIS NOTICE**

That the Assistant Director Regulatory Services, having regard to the provisions of The National Planning Policy Framework (NPPF), London Plan (March 2016) the Havering Local Development Framework Core Strategy and Development Framework Policies (DPD) and all other material planning considerations in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), should grant authority for the issuing of an Enforcement Notice(s) in respect of the following breach of planning control.

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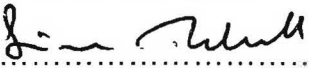
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1. Cease the use of the land shown edged in black on the attached plan as plot 4A for the purposes as set below:
 - i. A sui generis use as a scaffolding contractor's yard involving industrial processes relating to the greasing of scaffolding poles, general maintenance and repairs of scaffolding poles and equipment and the storage of scaffolding equipment including poles & boards; and
 - ii. Return the land to a solely agricultural use
2. Remove from the land any scaffolding equipment including poles, boards and clips and apparatus and equipment used in connection with the maintenance and repair of scaffolding equipment, goods, rubbish, apparatus, ancillary structures and installations brought onto the land in connection with the with the unauthorised uses that are not solely associated with the agricultural use and resulting from compliance with requirement (1)

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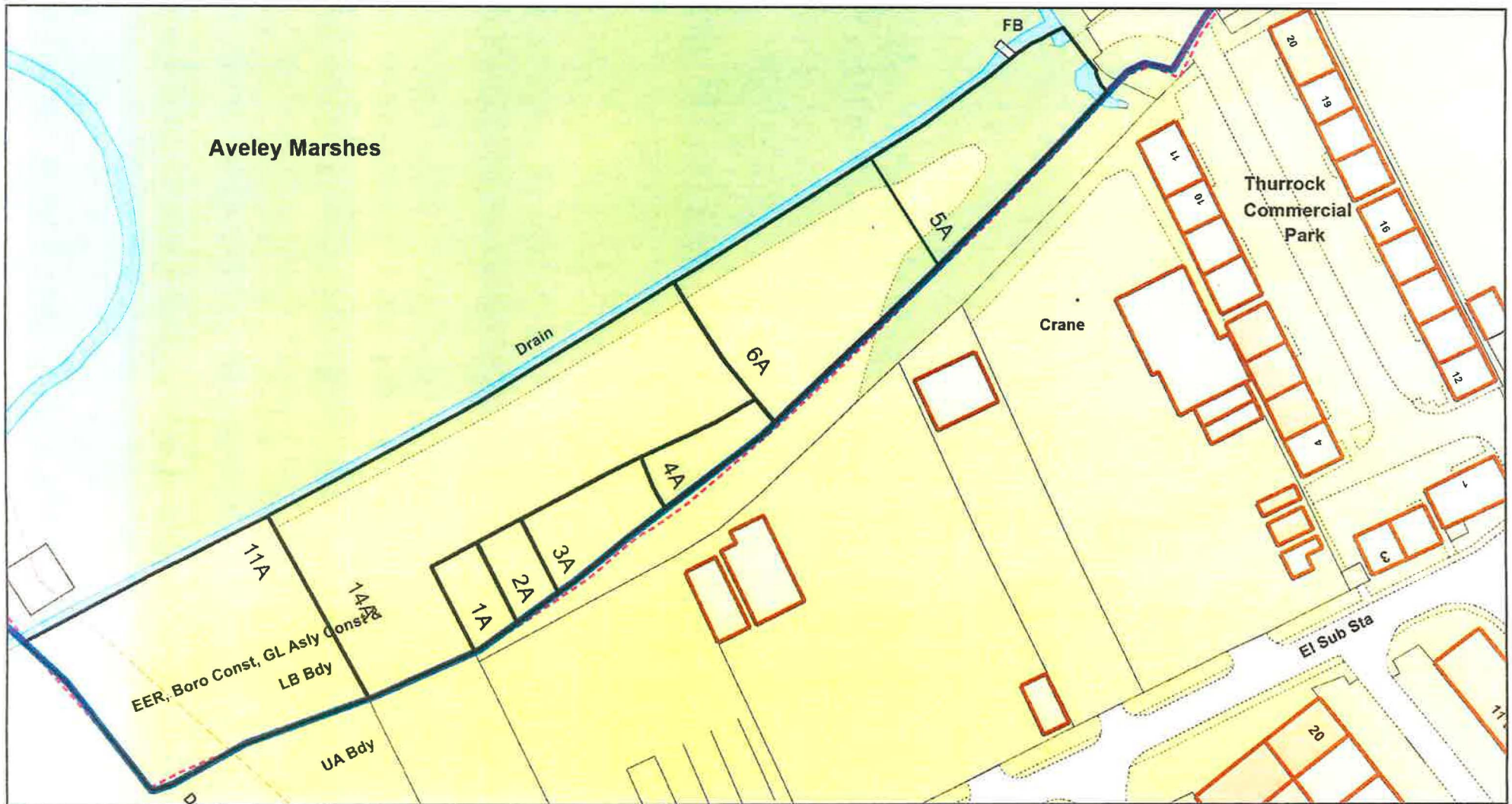
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11. Owner / Occupiers Plot 4A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA
12. Owner / Occupiers Plot 5A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA
13. Owner / Occupiers Plot 6A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA
14. Owner / Occupiers Plot 11A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA
15. Owner / Occupiers Plot 14A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA
16. City Lifting Ltd, Purfleet Industrial Park, 9 Juliette Way, Purfleet RM15 4YA
17. Steve Wilkinson SW Haulage 416 Green Lane, Ilford, Essex IG3 9JX
18. Michael James Brown, Church Farm, Church Lane, Stapleford Abbots, Ongar, Essex, RM4 1ES
19. Sean McCarthy, McCarthys Scaffolding Services Ltd C/O Unit 13, Juliette Way, Aveley South Ockenden RM15 5YD
20. Peter Ronald Seales 318 Upminster Road North, Rainham, Essex, RM13 4YD
21. Bill Everett B Everett Transport Ltd, Unit 13, Juliette Way, South Ockendon RM15 4YD
22. Seales Road Haulage, 17 Juliette Way, Purfleet Industrial Estate South Ockendon, Essex, RM15 4YB
23. Trevor Mark Jepson 5 Risebridge Road, Gidea Park, Romford, Essex RM2 5PR



Aveley Marshes Land rear of 9 -15 Juliette Way



Scale: 1:1250
 Date: 20 November 2017
 Size: A4

Plot 5A

RE: LAND KNOWN AS AVELEY MARSHES TO NORTH WEST OF 9-15 JULIETTE WAY, PURFLEET INDUSTRIAL PARK, AVELEY, SOUTH OCKENDON, ESSEX, RM15 4YA

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: 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 known as Aveley Marshes to north-west of 9-15 Juliette Way, Purfleet industrial Park, Aveley, South Ockendon, Essex, RM15 4YA (shown edged black on site plan)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission: the unauthorised material change of use of the land shown on the attached plan edged in black and numbered as 5A from use as agricultural land to a sui generis use comprising the hire of mobile and tower cranes including the storage, servicing and maintenance of mobile and tower cranes

4. **REASONS FOR ISSUING THIS NOTICE**

That the Assistant Director Regulatory Services, having regard to the provisions of The National Planning Policy Framework (NPPF), London Plan (March 2016) the Havering Local Development Framework Core Strategy and Development Framework Policies (DPD) and all other material planning considerations in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), should grant authority for the issuing of an Enforcement Notice(s) in respect of the following breach of planning control.

It appears to the Council that the above breach of planning control has occurred within the last ten years. Therefore steps should be taken to remedy the breach by section 173(4) or to remedy any amenity or injury which has been caused by the breach.

The Council does not consider that planning permission should be granted as the breach of control is contrary to long established national policy on the protection of

Green Belt land and planning conditions could not overcome the harm caused by the breach of control. The Council contend that the unauthorised uses remain on-going and this material change of use is considered unacceptable for the reasons set out above. It is considered by to be both expedient and proportionate to issue the Enforcement Notices for the aforementioned reasons.

In making its decision to issue this notice, the Council contend that the unauthorised use of the land is contrary to the provisions of the National Planning Policy Framework (NPPF), Planning Practice Guidance and the following policies of the Local Development Framework, Core Strategy and Development Control Policies Development Plan Document DC45 (Green Belt) DC58 (Biodiversity and Geodiversity) & DC61 (Urban Design) as well as London Plan policy 7.16 (Green Belt).

5. WHAT YOU ARE REQUIRED TO DO

The Owners / Occupiers should be served Enforcement Notices to require, within SIX calendar months of the date the Notice

1. Cease the use of the land shown edged in black on the attached plan as plot 5A for the purposes as set below:
 - i. A sui generis use comprising the hire of mobile and tower cranes including the storage, servicing and maintenance of mobile and tower cranes; and
 - ii. Return the land to a solely agricultural use
2. Remove from the land any mobile and tower cranes and associated crane parts and equipment; apparatus and equipment used in connection with the servicing, repair, cleaning and maintenance of mobile and tower cranes and associated equipment, goods, rubbish, apparatus, ancillary structures and installations brought onto the land in connection with the unauthorised use that are not solely associated with the agricultural use and resulting from compliance with requirement (1)

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **11th January 2018**, unless an appeal is made against it before hand

Dated: 30th November 2017

Signed:.....

Name: Simon Thelwell

Authorised Officer

on behalf of London Borough of Havering

5th Floor, Mercury House, Mercury Gardens, Romford RM1 3SL

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State before **11th January 2018**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on **11th January 2018** 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) is enclosed with this Notice.

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but 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 Secretary of State before **11th January 2018**.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

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 - then a fee of **£770** is payable to the Council. If the fees are not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

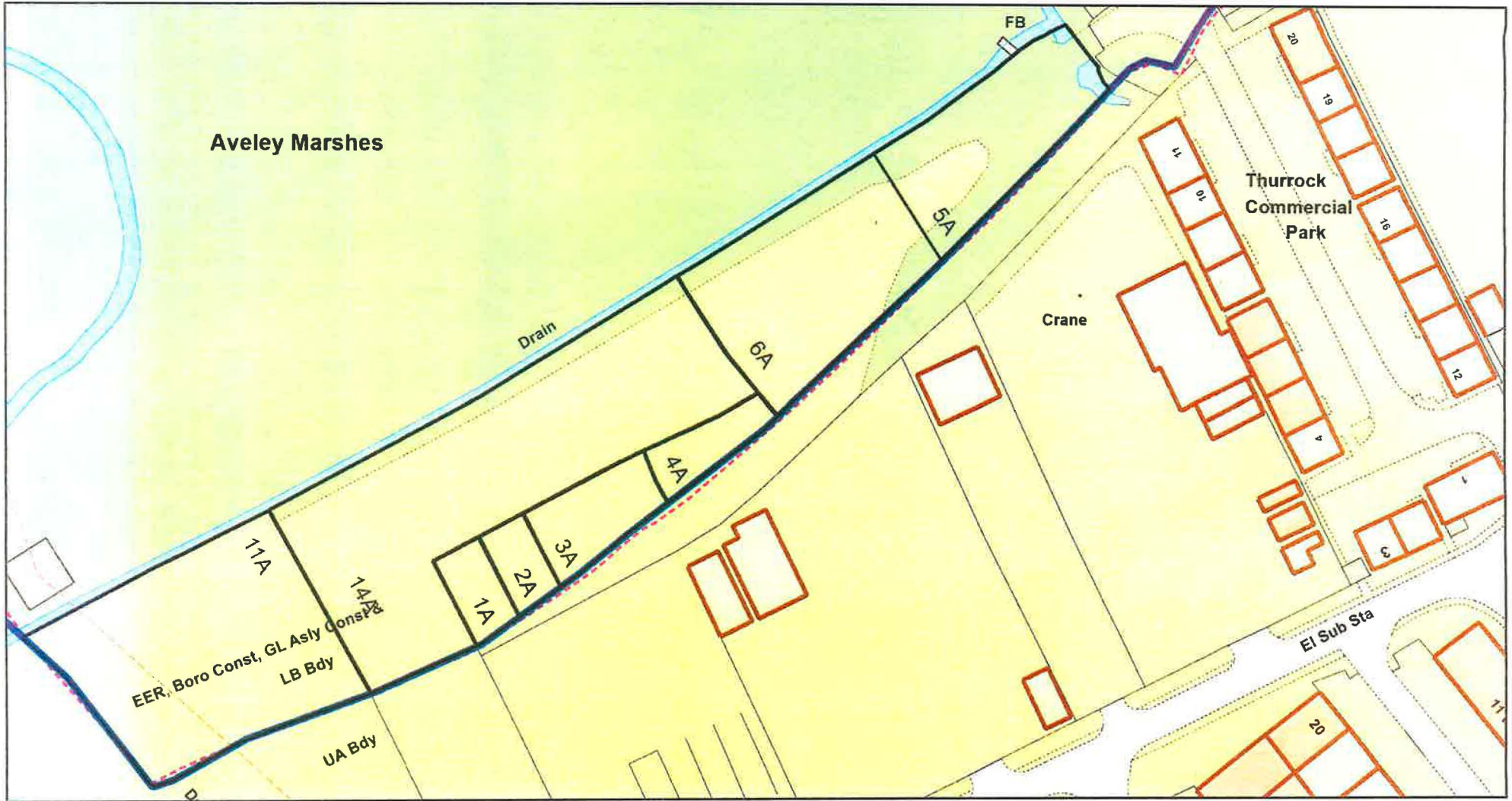
You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the 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. P.I.P MANAGEMENT LIMITED (Co. Regn. No. 1875166) of Estate House, Marsh Way, Fairview Industrial Park, Rainham, Essex RM13 8UH.
2. Dean Kenneth Everett, Lamorna, Dunnings Lane, Bulphan, Upminster, RM14 3RJ
3. Mr Michael Verrechia, MV Exports 14 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA .
4. Mr Michael Verrechia, c/o Freightmaster Commercial, Arterial Road, Aveley, RM15 4XS
5. Ivan Jonathan North, Andes, Herga Hyll, Orsett, Essex RM16 3JA
6. Transport for London c/o, The Asset Register Manager, Transport for London, Group Property, 172 Buckingham Palace Road, London SW1W 9TN
7. Owner / Occupiers at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA.
8. Owner / Occupiers Plot 1A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA

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15. Owner / Occupiers Plot 14A identified on attached plan at land known as Aveley Marshes to North West of 9-15 Juliette Way, Purfleet Industrial Park, Aveley, South Ockendon, Essex RM15 4YA
16. City Lifting Ltd, Purfleet Industrial Park, 9 Juliette Way, Purfleet RM15 4YA
17. Steve Wilkinson SW Haulage 416 Green Lane, Ilford, Essex IG3 9JX
18. Michael James Brown, Church Farm, Church Lane, Stapleford Abbots, Ongar, Essex, RM4 1ES
19. Sean McCarthy, McCarthys Scaffolding Services Ltd C/O Unit 13, Juliette Way, Aveley South Ockenden RM15 5YD
20. Peter Ronald Seales 318 Upminster Road North, Rainham, Essex, RM13 4YD
21. Bill Everett B Everett Transport Ltd, Unit 13, Juliette Way, South Ockendon RM15 4YD
22. Seales Road Haulage, 17 Juliette Way, Purfleet Industrial Estate South Ockendon, Essex, RM15 4YB
23. Trevor Mark Jepson 5 Risebridge Road, Gidea Park, Romford, Essex RM2 5PR



Aveley Marshes Land rear of 9 -15 Juliette Way N
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	<p>Scale: 1:1250 Date: 20 November 2017 Size: A4</p>	
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Plot 6A

RE: LAND KNOWN AS AVELEY MARSHES TO NORTH WEST OF 9-15 JULIETTE WAY, PURFLEET INDUSTRIAL PARK, AVELEY, SOUTH OCKENDON, ESSEX, RM15 4YA

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: 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 known as Aveley Marshes to north-west of 9-15 Juliette Way, Purfleet industrial Park, Aveley, South Ockendon, Essex, RM15 4YA (shown edged black on site plan)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission: the unauthorised material change of use of the land shown on the attached plan edged in black and numbered as 6A from use as agricultural land to a sui generis use comprising of a base for a construction, demolition and haulage company including the hiring out of lorries, roll on roll off containers, skips, sweeping vehicles, excavators and other plant and equipment including excavators, storage of aggregates materials, stationing of skips and storage of plant and equipment.

4. **REASONS FOR ISSUING THIS NOTICE**

That the Assistant Director Regulatory Services, having regard to the provisions of The National Planning Policy Framework (NPPF), London Plan (March 2016) the Havering Local Development Framework Core Strategy and Development Framework Policies (DPD) and all other material planning considerations in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), should grant authority for the issuing of an Enforcement Notice(s) in respect of the following breach of planning control.

It appears to the Council that the above breach of planning control has occurred within the last ten years. Therefore steps should be taken to remedy the breach by section 173(4) or to remedy any amenity or injury which has been caused by the breach.

The Council does not consider that planning permission should be granted as the breach of control is contrary to long established national policy on the protection of Green Belt land and planning conditions could not overcome the harm caused by the breach of control. The Council contend that the unauthorised uses remain on-going and this material change of use is considered unacceptable for the reasons set out above. It is considered by to be both expedient and proportionate to issue the Enforcement Notices for the aforementioned reasons.

In making its decision to issue this notice, the Council contend that the unauthorised use of the land is contrary to the provisions of the National Planning Policy Framework (NPPF), Planning Practice Guidance and the following policies of the Local Development Framework, Core Strategy and Development Control Policies Development Plan Document DC45 (Green Belt) DC58 (Biodiversity and Geodiversity) & DC61 (Urban Design) as well as London Plan policy 7.16 (Green Belt).

5. WHAT YOU ARE REQUIRED TO DO

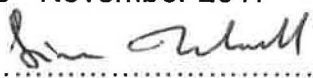
The Owners / Occupiers should be served Enforcement Notices to require, within SIX calendar months of the date the Notice

1. Cease the use of the land shown edged in black on the attached plan as plot 6A for the purposes as set below:
 - i. A sui generis use comprising of a base for a construction, demolition and haulage company including the hiring out of lorries, roll on roll off containers, skips, sweeping vehicles, excavators and other plant and equipment including excavators, storage of aggregates materials, stationing of skips and storage of plant and equipment; and
 - ii. Return the land to a solely agricultural use
2. Remove from the land any plant and equipment including grab and tipper lorries, roll on roll off containers, skips, road sweeping vehicles, excavators, lifting platforms, aggregates materials, apparatus and equipment used in connection with the servicing, repair, cleaning and maintenance of plant and machinery, goods, rubbish, apparatus, ancillary structures and installations brought onto the land in connection with the unauthorised use that are not solely associated with the agricultural use and resulting from compliance with requirement (1)

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **11th January 2018**, unless an appeal is made against it before hand

Dated: 30th November 2017

Signed: 

Name: Simon Thelwell

Authorised Officer

on behalf of London Borough of Havering

5th Floor, Mercury House, Mercury Gardens, Romford RM1 3SL

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State before **11th January 2018**. Further details are given in the attached explanatory note.

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If you do not appeal against this Enforcement Notice, it will take effect on **11th January 2018** 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

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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;
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- (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.

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PLANNING APPLICATION FEE

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£770** is payable to the Council. If the fees are not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

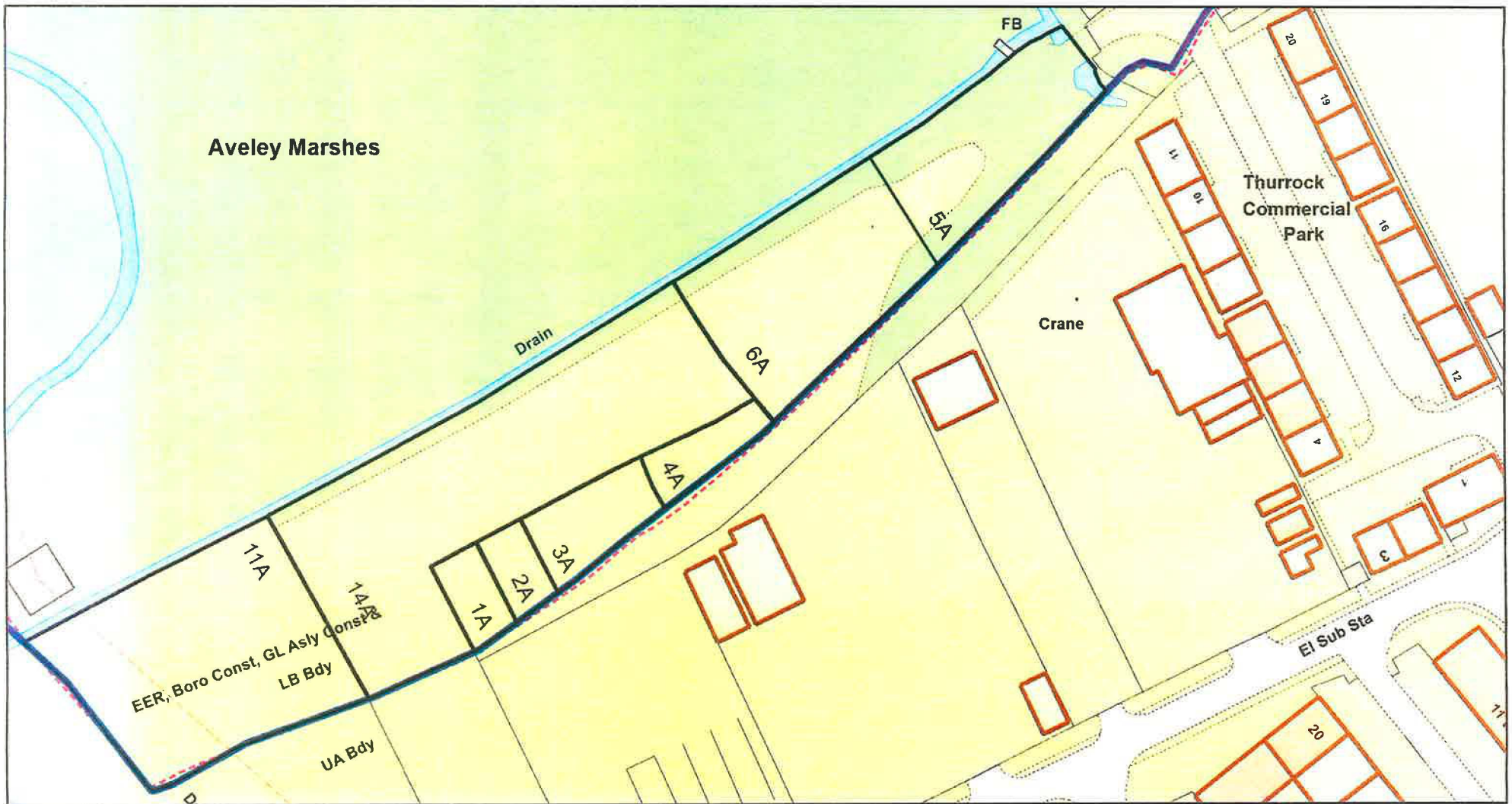
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23. Trevor Mark Jepson 5 Risebridge Road, Gidea Park, Romford, Essex RM2 5PR




Aveley Marshes Land rear of 9 -15 Juliette Way







Scale: 1:1250
Date: 20 November 2017
Size: A4





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

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 Ordnance Survey 100024327

Plot 11A

RE: LAND KNOWN AS AVELEY MARSHES TO NORTH WEST OF 9-15 JULIETTE WAY, PURFLEET INDUSTRIAL PARK, AVELEY, SOUTH OCKENDON, ESSEX, RM15 4YA

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(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

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2. **THE LAND AFFECTED**

Land known as Aveley Marshes to north-west of 9-15 Juliette Way, Purfleet industrial Park, Aveley, South Ockendon, Essex, RM15 4YA (shown edged black on site plan)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission: the unauthorised material change of use of the land shown on the attached plan edged in black and numbered as 11A from use as agricultural land to a mixed/composite sui generis use involving the storage of HGV's and plant and an industrial process involving the dismantling and cannibalisation of HGV's and plant and the storage of their constituent parts, and a scrapped vehicle parts and tyres export business (Plot 11A).

4. **REASONS FOR ISSUING THIS NOTICE**

That the Assistant Director Regulatory Services, having regard to the provisions of The National Planning Policy Framework (NPPF), London Plan (March 2016) the Havering Local Development Framework Core Strategy and Development Framework Policies (DPD) and all other material planning considerations in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), should grant authority for the issuing of an Enforcement Notice(s) in respect of the following breach of planning control.

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5. WHAT YOU ARE REQUIRED TO DO

The Owners / Occupiers should be served Enforcement Notices to require, within SIX calendar months of the date the Notice

1. Cease the use of the land shown edged in black on the attached plan as plot 11A for the purposes as set below:
 - i. A mixed/composite sui generis use involving the storage of HGV's and plant and an industrial process involving the dismantling and cannibalisation of HGV's and plant and the storage of their constituent parts, and a scrapped vehicle parts and tyres export business; and
 - ii. Return the land to a solely agricultural use
2. Remove from the land any HGV's and plant, constituent parts of HGV's and plant, scrapped vehicle parts and tyres and apparatus and equipment used in connection with the dismantling and cannibalisation of HGV's and plant, goods, rubbish, apparatus, ancillary structures and installations brought onto the land in connection with the unauthorised use that are not solely associated with the agricultural use and resulting from compliance with requirement (1)

6. WHEN THIS NOTICE TAKES EFFECT

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Dated: 30th November 2017

Signed: 

Name: Simon Thelwell

Authorised Officer

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- (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 - then a fee of **£770** is payable to the Council. If the fees are not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

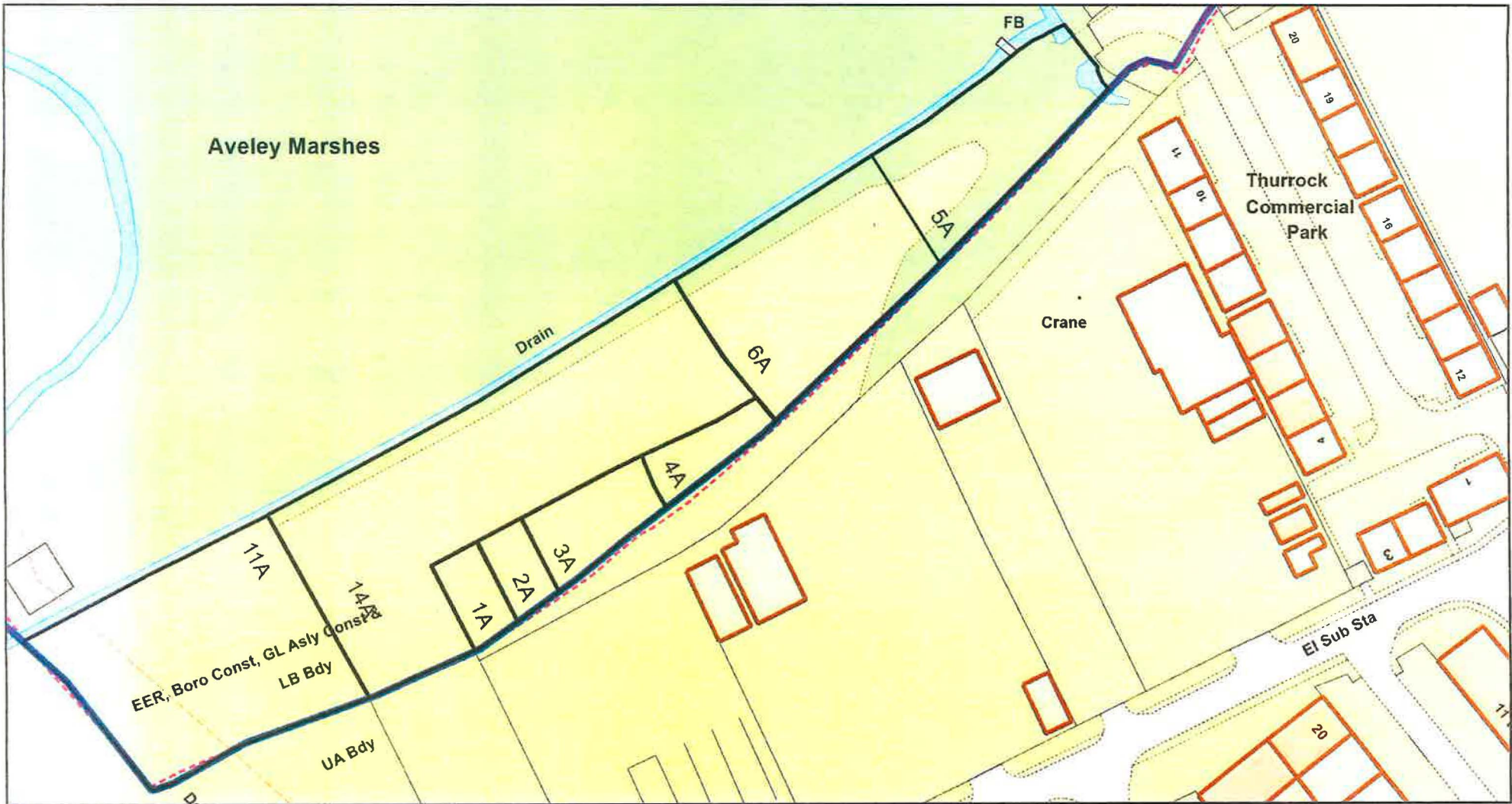
You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

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23. Trevor Mark Jepson 5 Risebridge Road, Gidea Park, Romford, Essex RM2 5PR



Aveley Marshes Land rear of 9 -15 Juliette Way

Scale: 1:1250
 Date: 20 November 2017
 Size: A4





Plot 14A

RE: LAND KNOWN AS AVELEY MARSHES TO NORTH WEST OF 9-15 JULIETTE WAY, PURFLEET INDUSTRIAL PARK, AVELEY, SOUTH OCKENDON, ESSEX, RM15 4YA

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: 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 known as Aveley Marshes to north-west of 9-15 Juliette Way, Purfleet industrial Park, Aveley, South Ockendon, Essex, RM15 4YA (shown edged black on site plan)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission: the unauthorised material change of use of the land shown on the attached plan edged in black and numbered as 14A from use as agricultural land to a mixed/composite planning unit used for three distinct uses including (i) agriculture including the ordinarily incidental/ancillary storage of plant and equipment and containers; (ii) a sui generis haulage use including, the parking, servicing, repair and refuelling of HGV's, trailers and tankers along with the ordinarily incidental /ancillary purposes associated with this use including stationing of fuel/chemical tanks and storage of plant and equipment associated with the maintenance of HGV's, trailers and tankers, and (iii) a sui generis use involving the buying and selling of containers and portable buildings.

4. **REASONS FOR ISSUING THIS NOTICE**

That the Assistant Director Regulatory Services, having regard to the provisions of The National Planning Policy Framework (NPPF), London Plan (March 2016) the Havering Local Development Framework Core Strategy and Development Framework Policies (DPD) and all other material planning considerations in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), should grant authority for the issuing of an Enforcement Notice(s) in respect of the following breach of planning control.

It appears to the Council that the above breach of planning control has occurred within the last ten years. Therefore steps should be taken to remedy the breach by section 173(4) or to remedy any amenity or injury which has been caused by the breach.

The Council does not consider that planning permission should be granted as the breach of control is contrary to long established national policy on the protection of Green Belt land and planning conditions could not overcome the harm caused by the breach of control. The Council contend that the unauthorised uses remain on-going and this material change of use is considered unacceptable for the reasons set out above. It is considered by to be both expedient and proportionate to issue the Enforcement Notices for the aforementioned reasons.

In making its decision to issue this notice, the Council contend that the unauthorised use of the land is contrary to the provisions of the National Planning Policy Framework (NPPF), Planning Practice Guidance and the following policies of the Local Development Framework, Core Strategy and Development Control Policies Development Plan Document DC45 (Green Belt), DC58 (Biodiversity and Geodiversity) & DC61 (Urban Design) as well as London Plan policy 7.16 (Green Belt).

5. WHAT YOU ARE REQUIRED TO DO

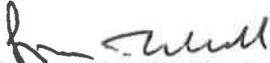
The Owners / Occupiers should be served Enforcement Notices to require, within SIX calendar months of the date the Notice

1. Cease the use of the land shown edged in black and cross hatched on the attached Plot 14A plan A (scale 1:5000 plan) with the wider planning unit hatched with diagonal lines and same land is shown edged in black and hatched with diagonal lines on Plot 14A plan B (scale 1:1250 plan and identified as 14A for the purposes as set below:
 - i. A mixed/composite planning unit used for three distinct uses including (i) agriculture including the ordinarily incidental/ancillary storage of plant and equipment and containers; (ii) a sui generis haulage use including, the parking, servicing, repair and refuelling of HGV's, trailers and tankers along with the ordinarily incidental/ancillary purposes associated with this use including stationing of fuel/chemical tanks and storage of plant and equipment associated with the maintenance of HGV's, trailers and tankers, and (iii) a sui generis use involving the buying and selling of containers and portable buildings; and
 - ii. Return the land to a solely agricultural use
2. Remove from the land any containers and portable buildings and plant and equipment used in connection with the maintenance, servicing, repair and refuelling HGV's, trailers and tankers including fuel/chemical tanks, goods, rubbish, apparatus, ancillary structures and installations brought onto the land in connection with the unauthorised use that are not solely associated with the agricultural use and resulting from compliance with requirement (1)

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **11th January 2018**, unless an appeal is made against it before hand

Dated: 30th November 2017

Signed: .....

Name: Simon Thelwell

Authorised Officer

on behalf of London Borough of Havering

5th Floor, Mercury House, Mercury Gardens, Romford RM1 3SL

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State before **11th January 2018**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on **11th January 2018** 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) is enclosed with this Notice.

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but 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 Secretary of State before **11th January 2018**

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

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.

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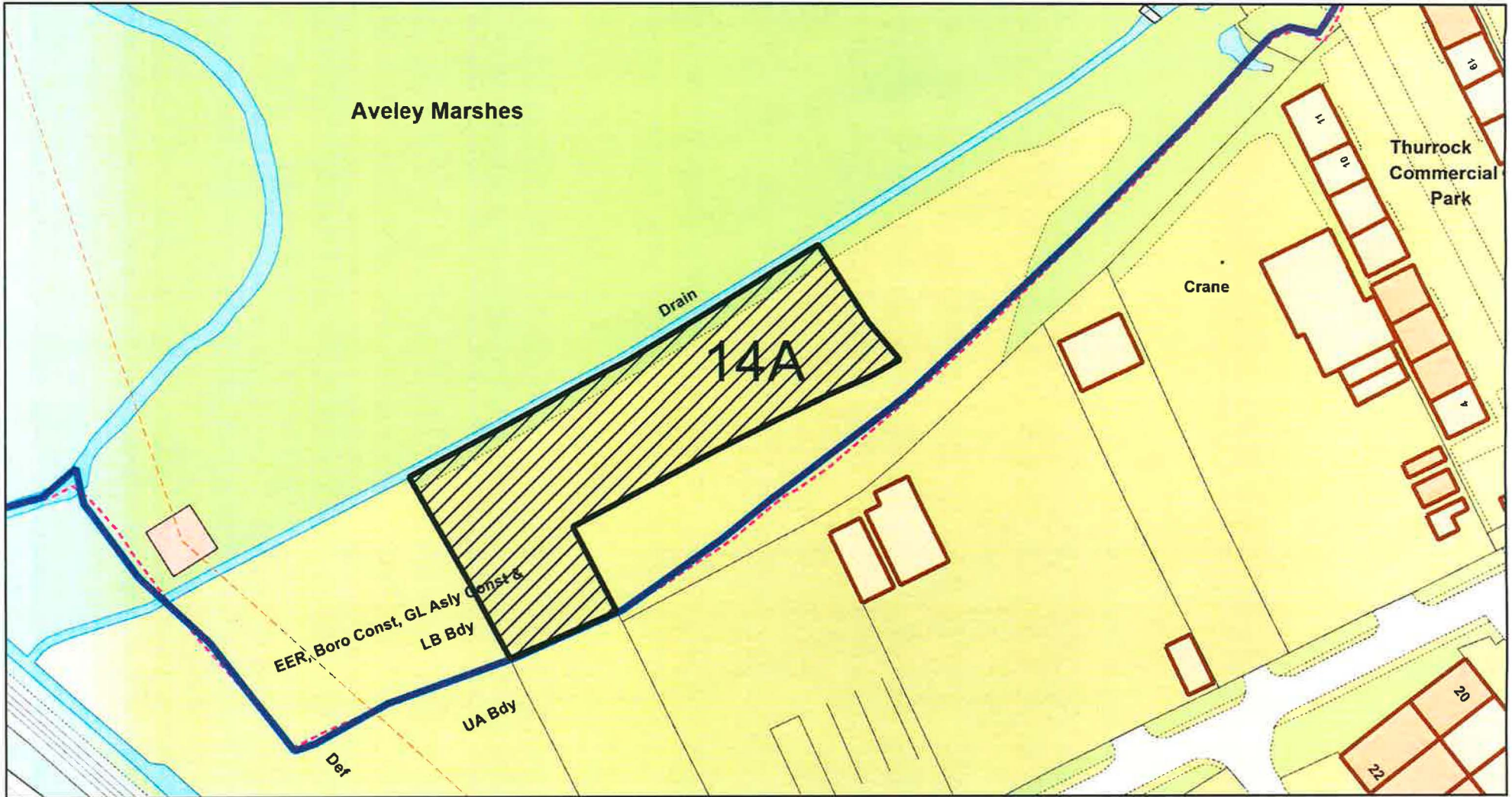
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Plot 14A Plan B - Further definition of the boundaries of the land being enforced against is provided in Plan A attached

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nlpg
The London Borough of Havering
National Street
Mapbox

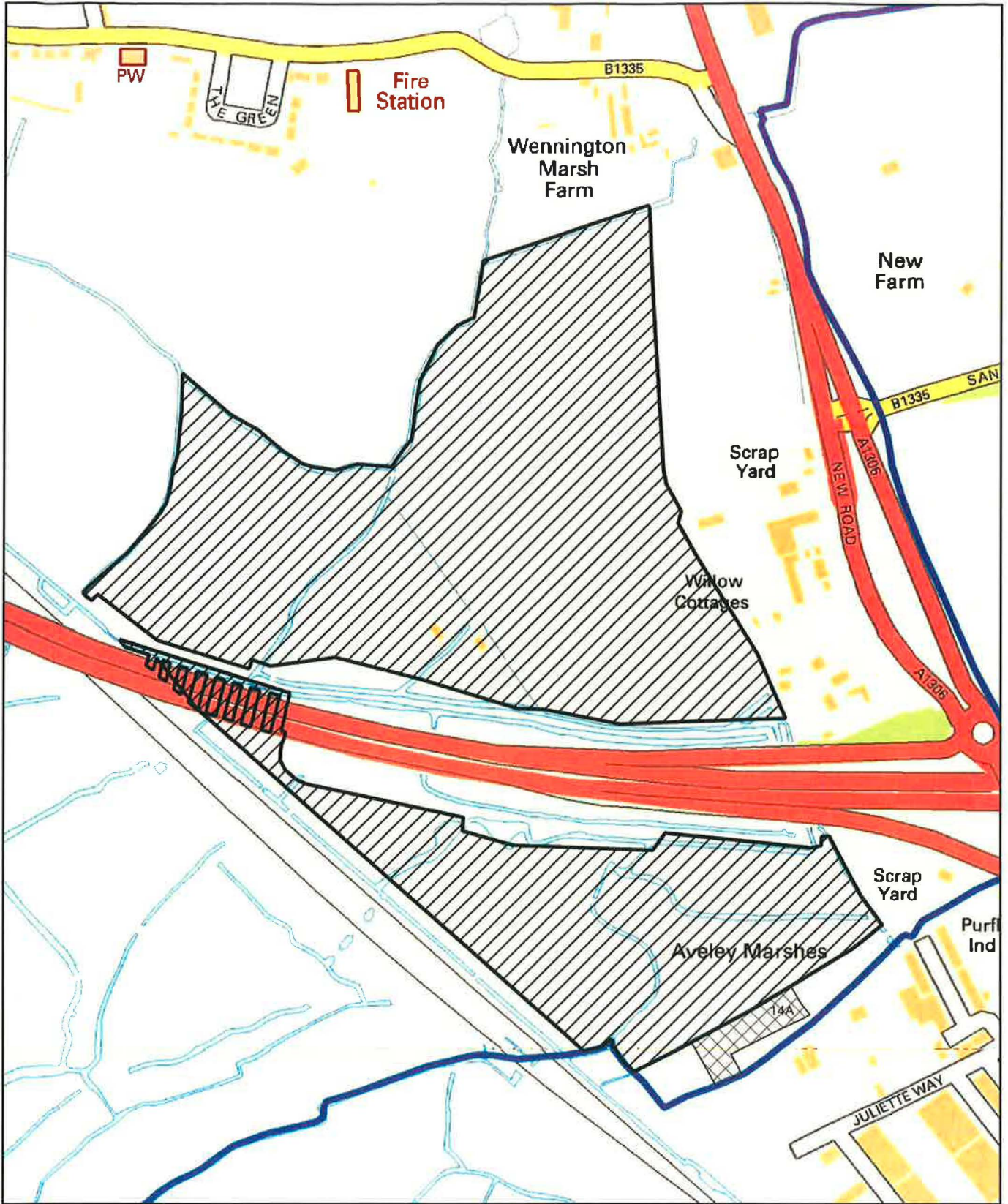
Ordnance Survey
Licensed Partner

Scale: 1:1250
Date: 20 November 2017
Size: A4

Havering
LONDON BOROUGH

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

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Ordnance Survey 100024327



Plot 14A Plan A	
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	<p>Scale: 1:5000</p> <p>Date: 20 November 2017</p> <div style="text-align: right;"> </div>
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	<p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024327</p>
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