

**Land at: TO WEST OF BENSKINS LANE, SOUTH OF WESTWOOD CARAVAN PARK, NOAK HILL, ROMFORD, RM4 1LB**

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)**

**TEMPORARY STOP NOTICE**

**SERVED BY: London Borough of Havering**  
herein after referred to as “the Council”

**To:**

Michael David Selt  
Langtons Sandpit Lane  
Pilgrims Hatch, Brentwood CM14 5QD

SPH Property Holdings 2 Limited (Co. Reg. No. 11964985)  
Of Langtons, Sandpit Lane, Pilgrims Hatch, Brentwood CM14 5QD

Charles Clarke  
1 Coppice Gravel Pit, Caravan Site, Woodlands Drive off Benskins Lane, Noak Hill RM4 1LB

Michael David Selt  
Land to west of Benskins Lane, South of Westwood Caravan Park, Noak Hill, Romford, RM4 1LB

The Owners  
Land to west of Benskins Lane, South of Westwood Caravan Park, Noak Hill, Romford, RM4 1LB

The Occupiers  
Land to west of Benskins Lane, South of Westwood Caravan Park, Noak Hill, Romford, RM4 1LB

The Contractors  
Land to west of Benskins Lane, South of Westwood Caravan Park, Noak Hill, Romford, RM4 1LB

1. On **24<sup>th</sup> July 2020**, the Council upon receiving reports from members of the public alleging that unauthorised development was taking place in Benskins Lane undertook a site inspection in presence of Police was carried out by Planning Enforcement officers and they established that the land edged in black shown in the attached site plan was being cleared. A large amount of vegetation was being cleared and a number of trees had been cut. A large area of hard surfacing was being laid.

2. Large industrial JCB type machinery was being used to clear the land in Metropolitan Green Belt and land is also subject to a Tree Protection Order.
3. The officers also noted a road was being constructed into the newly hard surfaced area.
4. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 5 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

5. **THE REASONS FOR ISSUING THIS NOTICE**

The Council considers that the works being undertaken are taking place without the benefit of planning permission and if continued would have a severely adverse impact on the Green Belt and the visual amenity on the Green Belt and the visual amenity of the area.

6. **THE LAND TO WHICH THIS NOTICE RELATES**

Land at: **Land to west of Benskins Lane, South of Westwood Caravan Park, Noak Hill, Romford, RM4 1LB** shown edged in black on the attached plan.

7. **THE ACTIVITIES TO WHICH THIS NOTICE RELATES**

- (i) Without the benefit of planning permission unlawful development in the Green Belt comprising the laying of hard surfaces

8. **WHAT YOU ARE REQUIRED TO DO**

- 1) **Cease all works taking place in connection with the removal of vegetation and felling of trees, laying of hard surfaces, construction of any road or the levelling of land and landscaping works.**
- 2) **Not to bring onto the land any machinery used to carry out unauthorised activities at the above site.**
- 3) **Not to bring onto the land any building materials, aggregates, rubble etc. that would assist in unauthorised activities at the site.**
- 4) **Not to bring on to the land any mobile home or caravan.**
- 5) **Not to enter the land identified on attached site plan to carry out any unauthorised activities.**

## 9. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **24<sup>th</sup> July 2020** when all the activity specified in this notice shall cease immediately upon this Notice being served on the land. This notice will cease to have effect after **21<sup>st</sup> August 2020**.

Dated: **24<sup>th</sup> July 2020**

Signed: 

David Colwill

Team Leader, Planning Enforcement

On behalf of: London Borough of Havering, Mercury House, Mercury Gardens, Romford, RM1 3SL

## **ANNEXE**

### **WARNING**

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.**

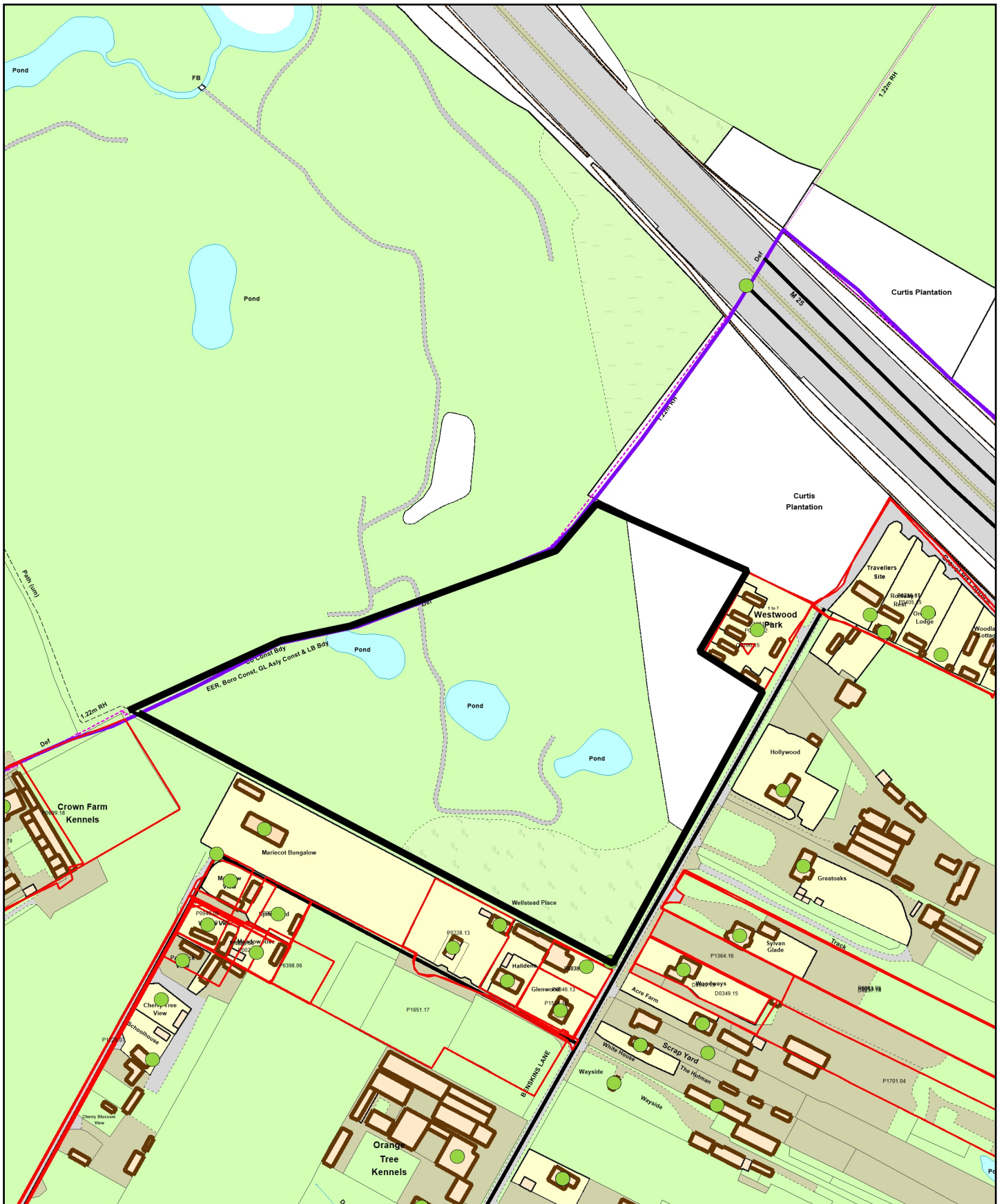
**THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.**

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you. (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is **£20,000** on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Onkar Bhogal, Principal Planning and Appeals Enforcement Officer**, Onkar.bhogal@haverling.gov.uk 01708-431587. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

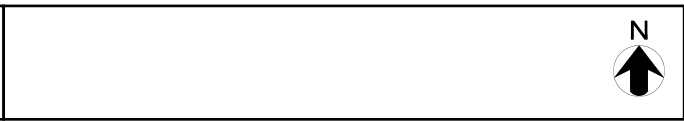
### **S.171G. Temporary stop notice: offences**

- (1) A person commits an offence if he contravenes a temporary stop notice—
  - (a) which has been served on him, or
  - (b) a copy of which has been displayed in accordance with section 171E(5).
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.

- (3) An offence under this section may be charged by reference to a day or a longer period of time.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves—
  - (a) that the temporary stop notice was not served on him, and
  - (b) that he did not know, and could not reasonably have been expected to know, of its existence.
- (6) A person convicted of an offence under this section is liable—
  - (a) on summary conviction, to a fine not exceeding £20,000;
  - (b) on conviction on indictment, to a fine.
- (7) In determining the amount of the fine the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.



**LAND WEST OF BENKINS LANE / SOUTH OF WESTWOOD CARAVAN PARK**







**Scale: 1:3000**  
**Date: 24 July 2020**





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

© Crown copyright and database rights 2020  
 Ordnance Survey 100024327