

PARK FARM, EASTERN AVENUE EAST, ROMFORD RM3 7NR

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT REFERENCE: ENF/402/21

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**

The land known as **MEADOW FARM, EASTERN AVENUE EAST, ROMFORD RM3 7NR**, shown edged in black on the attached plan and is registered under Land Registry Title Number P121428.

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

Without planning permission:

- i. Within the last 10 years, the unauthorised material change of uses of the plot shown hatched in black on the site plan from use of undeveloped land to use for the importation and storage of building materials and rubble.
- ii. Within the last 4 years, unauthorised operational development of land shown hatched in black on the site plan in the form of erection of boundary fencing and gates over 2m high in the area shown hatched in black on the attached plan.
- iii. Within the last 4 years, unauthorised operational development in form of hard surfacing in the area shown hatched in black on the attached site plan.
- iv. Within the last 4 years, unauthorised operational development in form of construction of access road running from north to south on the western side of the site shown in grey outside the area shown hatched in black on the attached site plan.

4. REASONS FOR ISSUING THIS NOTICE

- (1) It appears to the Council that the above breaches of planning control have occurred within the last FOUR years for all operational development and within TEN years for material changes of use of the land shown hatched in black in the attached site plan. Steps should be taken to remedy the breach by Section 173 4(a) or to remedy any injury to amenity which has been caused by the breach.
- (2) In making its decision to issue these Notices, the Council contends that the unauthorised uses of the land are contrary to the provisions of the National Planning Policy Framework (NPPF 2021).
- (3) The change of use, formation of hard surfacing, erection of and boundary fences and construction of access road represents inappropriate development in the Green Belt and fails to preserve the openness of the Green Belt and conflicts with the purposes of including land in the Green Belt. The land is located in the Metropolitan Green Belt. The unauthorised use of the land for the purposes alleged and operational development have a significant impact on the openness of the Green Belt. The alleged breaches of planning control are materially harmful to the visual amenity and open character of the surrounding area. The changes of use and conflict with the purposes of including land in the Green Belt contrary to Local Plan Policies 18, 19, 20, 24, 26, 27, 29, 31, 32 and London Plan Policies D1, G2, G3, G4, SI and the policy in National Planning Policy Framework 2021.
- (4) The laying of hard surfacing, construction of road using concrete lacks suitable drainage. No assessment is available regarding flood risk issues and therefore conflicts with Local Plan Policy 32 and the policy contained within the National Planning Policy Framework 2021.
- (5) The Council does not consider that planning permission should be granted for the development because conditions attached to any consent cannot remedy the breach.

2. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the land shown hatched in black for the purposes of importation and storage of building materials and rubble; AND
- ii. Remove boundary fencing and gates from the area shown hatched in black in the attached site plan; AND
- iii. Remove from the land all imported building materials, rubble, debris and waste materials from the area shown hatched in black on the attached site plan associated with carrying out the above steps; AND
- iv. Remove the access road made using concrete shown in grey running north to south on west of site shown on the attached site plan; AND

- v. Remove from the site all building materials and debris associated with carrying out the above steps.


6. TIME FOR COMPLIANCE

THREE MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **24th June 2022**, unless an appeal is made against it beforehand

Dated: **27th May 2022**

Signed: 

Simon Thelwell
Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road,
Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: Onkar Bhogal
Telephone Number: 01708 431587 Email: Onkar.bhogal@havering.gov.uk

THE RIGHT TO APPEAL

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Planning Inspectorate acting on behalf of the Secretary of State before **24th June 2022**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED

If an appeal is not received against this Enforcement Notice, it will take effect on **24th June 2022** 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) can be viewed online at <https://www.legislation.gov.uk>

THE RIGHT TO APPEAL

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 Planning Inspectorate before **24th June 2022**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

GROUNDINGS 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 or use, then a fee of **£924** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

STATEMENT ON GROUNDS OF APPEAL

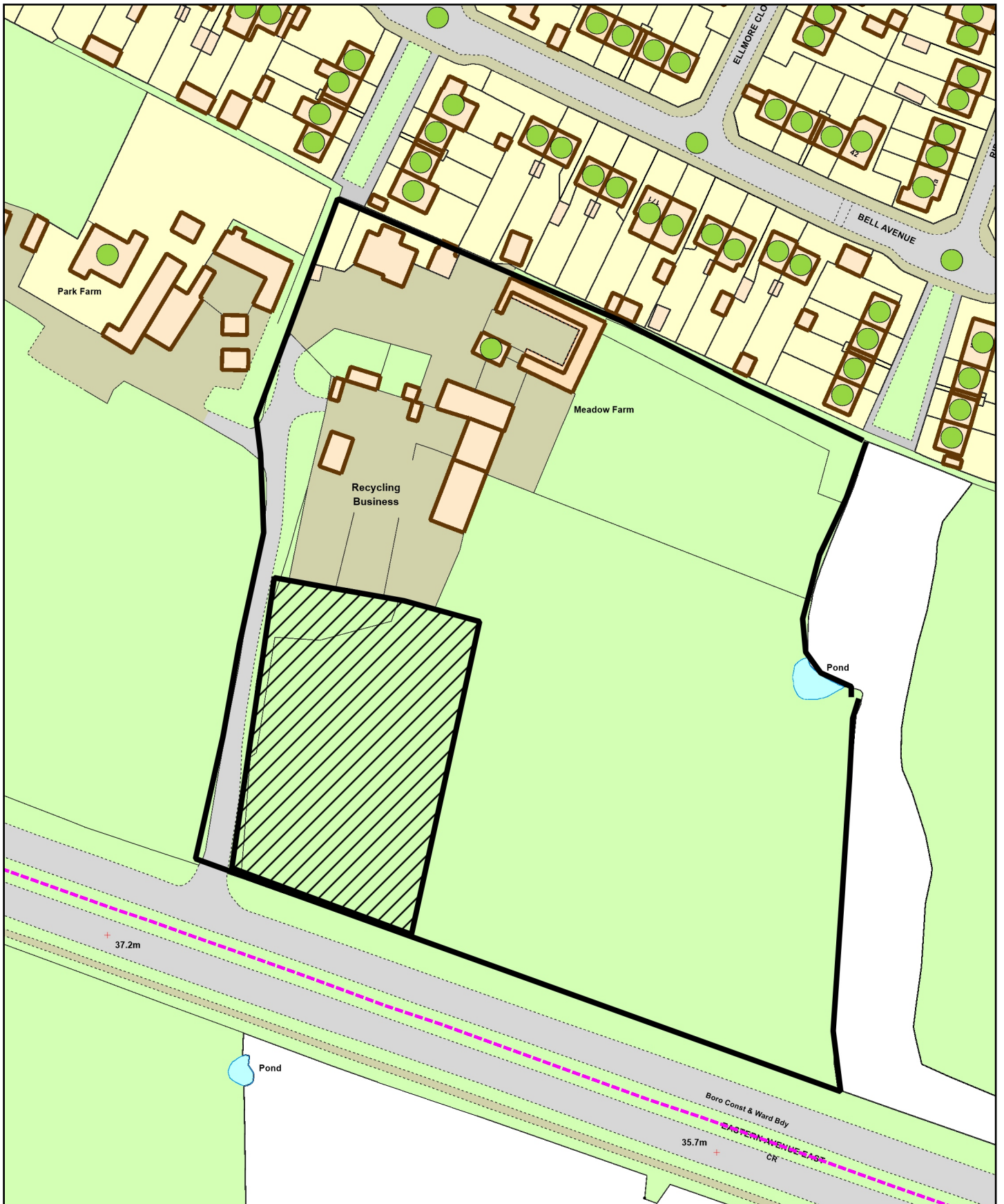
The grounds of appeal must be submitted to the Planning Inspectorate, either when




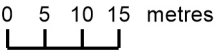

giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which you propose to rely, in 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. Irene Joanne Baker
Meadow Farm
Eastern Avenue East, Essex RM3 7NR
2. The Owners
Meadow Farm
Eastern Avenue East, Romford Essex RM3 7NR
3. The Occupiers
Meadow Farm
Eastern Avenue East, Romford Essex RM3 7NR
4. The Occupiers
The Residential House
Meadow Farm
Eastern Avenue East, Romford Essex RM3 7NR
5. Fleetwood Motors
Or The Occupiers
Meadow Farm
Eastern Avenue East, Romford Essex RM3 7NR
6. Car Recycling Centre
Meadow Farm
Eastern Avenue East, Romford Essex RM3 7NR



<p>Meadow Farm, Eastern Avenue East RM3 7NR</p>	<p style="text-align: right;">N ↑</p>
<p>    </p>	<p> Scale: 1:1250 Date: 28 April 2022 </p> <p style="text-align: right;">  </p>
<p>  </p>	<p> London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343 </p> <p> © Crown copyright and database rights 2022 Ordnance Survey 100024327 </p>

Enforcement appeal: information sheet for local planning authorities

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

Direct Line: 0303 444 5000

Email: enquiries@planninginspectorate.gov.uk

1. 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 above.

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.