

WINCHESTER CITY COUNCIL

ENFORCEMENT NOTICE

Relating to land and premises

Peach Cottage Durley Street Durley Southampton Hampshire SO32 2AA

Maria Memoli, Interim Service Lead - Legal, Winchester City Council, City Offices,
Colebrook Street, Winchester, Hampshire, SO23 9LJ

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: WINCHESTER CITY COUNCIL

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND AFFECTED**

Peach Cottage Durley Street Durley Southampton Hampshire SO32 2AA
Hampshire, shown edged red on the attached plan ("the Land").

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

Without planning permission, the material change of use of the Land from equestrian to a mixed use for equestrian, residential garden and the (B8) open storage of two containers, wood, fence panels, bricks, blocks, roof tiles, insulation and other building materials and debris.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last 10 years.

The development is considered to be contrary to Policy MTRA4 of the Winchester District Local Plan Part 1 - Joint Core Strategy in that it represents unnecessary in the countryside. There is no operational need for the development in this countryside location. The development causes harm to the character and landscape of the area.

Planning conditions could not overcome these objections.

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

1. Cease the use of the Land for the open storage of containers, wood, fence panels, bricks, blocks, roof tiles, insulation, all other building materials, debris and any items not relating to equestrian use.
2. Remove from the Land the containers in the approximate positions hatched black on the attached plan, the wood, the fence panels, the bricks, the blocks, the roof tiles, the insulation, all other building materials and debris.
3. Level the Land by spreading topsoil 150mm deep across the land and seed with grass.

6. **TIME FOR COMPLIANCE**

Steps 1 and 2: **3 months** after this notice takes effect.
Step 3: **9 months** after the notice takes effect

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **11 July 2019** unless an appeal is made against it beforehand.

Date: 10 June 2019

Signed

Maria Memoli
Interim Service Lead - Legal
on behalf of: Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

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 Planning Inspectorate before the date specified in paragraph 7 of the Notice. The enclosed leaflet from the Planning Inspectorate explains what you need to do if you wish to appeal.

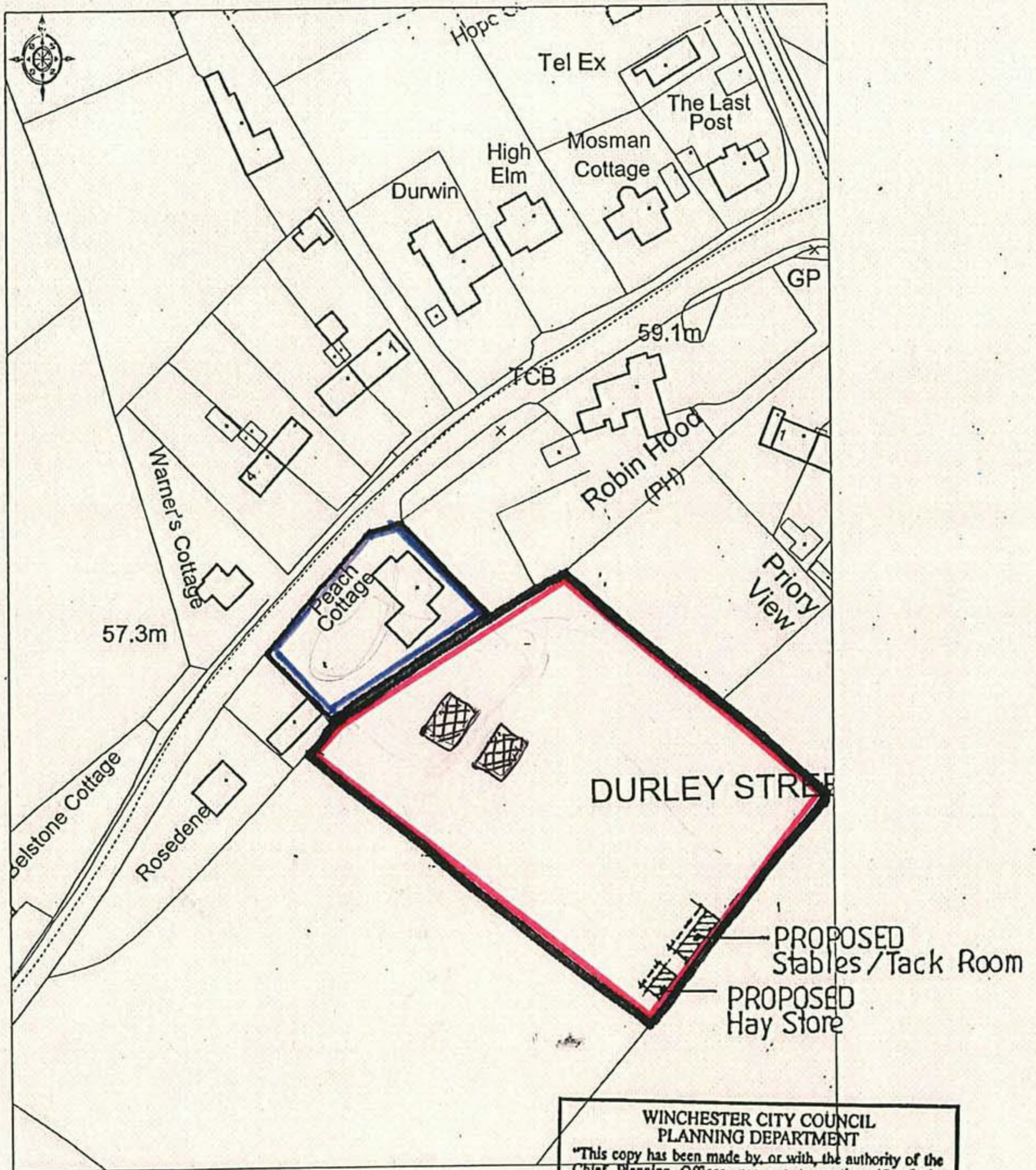
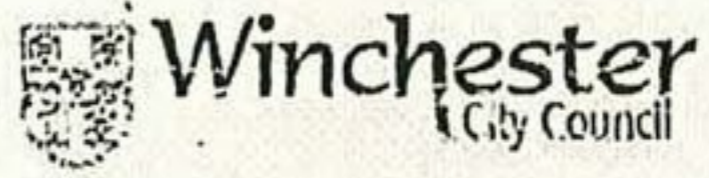
Two copies of the enforcement notice are enclosed:

- (a) One is for you to send to the Planning Inspectorate if you decide to appeal,
- (b) The second copy is for your own records.

WHAT HAPPENS IF YOU DO NOT APPEAL

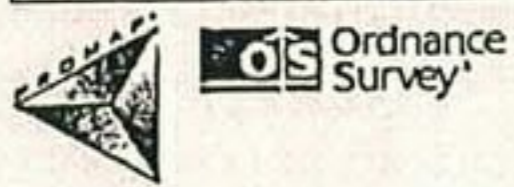
If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Peach Cottage Durley Street Durley



PROPOSED
Stables/Tack Room
PROPOSED
Hay Store

WINCHESTER CITY COUNCIL
PLANNING DEPARTMENT
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