

Notification Letter EN4

Enq To: Appeals Officer  
Direct Dial: 01962 848 599

11 July 2022

**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 174**

<b>Site Address:</b>	<b>Shedfield Equestrian Centre Botley Road Shedfield Southampton Hampshire SO32 2HN</b>
<b>Alleged breach:</b>	Without planning permission, the material change of use of the Land vehicle repairs garage (known as IT Autos); together with operational development which facilitates the change of use of the Land.
<b>Appellant's name:</b>	<b>Mr Christopher Collins</b>
<b>Appeal reference:</b>	<b>APP/L1765/C/22/3300720</b>
<b>Appeal start date:</b>	<b>28.06.2022</b>

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Winchester City Council on 06.05.2022

The enforcement notice was issued for the following reasons:

It appears to the Local Planning Authority that the aforementioned breach of planning control occurred within the last (10) ten years.

The development is contrary to policies MTRA3 and MTRA4 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it results in inappropriate development within the countryside with no justification.

The Council does not consider that planning permission should be granted. Planning conditions would not overcome these objections to the development.

The enforcement notice requires the following steps to be taken:

1. Cease the vehicle repairs garage use of the Land.
2. Demolish the building on the Land shown in the approximate position hatched red on the plan.
3. Disconnect all services (water, gas, electricity, waste) from the Land.



4. Break up and remove any hardstanding and/or foundations from the Land.
5. Remove any resultant waste.
6. Lay topsoil and seed with grass on the Land to reinstate the Land to its former level and condition.

#### **TIME FOR COMPLIANCE**

6 (six) months after this notice takes effect.

The appellant has appealed against the notice on the following grounds:

- a) ~~That planning permission should be granted for what is alleged in the notice.~~
- b) ~~That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.~~
- e) ~~That there has not been a breach of planning control.~~
- d) **That, at the time that the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.**
- e) ~~The notice was not properly served on everyone with an interest in the land.~~
- f) **The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.**
- g) **The time given to comply with the notice is too short.**

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Paul Eland  
The Planning Inspectorate  
Room 3B  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

**All representations must be received by 9 August 2022.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/L1765/C/22/3300720.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available to view on our website [www.winchester.gov.uk](http://www.winchester.gov.uk) using the following link [www.winchester.gov.uk/enforcement-appeal](http://www.winchester.gov.uk/enforcement-appeal)  
Online access is also available by visiting our offices in Colebrook Street, Winchester SO23 9LJ.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

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