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|--|---|--|---|
| ISSUING AUTHORITY:   | <b>Slough Borough Council</b>                       | REGISTER NUMBER  | <b>378</b>                                |
| DATE OF COMMITTEE  | AUTHORITY (Delegated/committee)<br><b>Delegated</b> | MINUTE NUMBER  |   |
| ADDRESS OF ENFORCEMENT NOTICE<br><br><b>Land West of Poyle Road/South of Poyle Channel</b>   |   |  |   |
| DATE OF ISSUE  | <b>24/11/04</b>                                     | DATE OF SERVICE  | <b>24/11/04</b> OFFICER IN CASE <b>DM</b> |
| DATE NOTICE TAKES EFFECT   | <b>24/12/04</b>                                     | DATE OF FINAL DETERMINATION/WITHDRAWAL OF APPEAL <b>20/6/05</b><br><i>Appeal lodged 21/12/04</i> |   |
| BREACH ALLEGED<br><b>Without Planning Permission the carrying out of development by the making of a material change of use of the land by using the land as a caravan and/or mobile home park.</b> |   |  |   |
| REQUIREMENTS OF NOTICE<br><br>Remove from the land all caravans and /or mobile homes and<br>Remove from the land all and other structures including fencing and the facility buildings.            |   |  |   |
| PERIOD FOR COMPLIANCE  | <b>3 mths (24.03.05)</b>                            |  |   |
| APPEAL METHOD:   | PUBLIC ENQUIRY <input type="checkbox"/>             | <i>Appeal lodged but</i>   |   |
|  | INFORMAL HEARING <input type="checkbox"/>           | <i>withdrawn 6/05.</i>   |   |
|  | WRITTEN REPRESENTATIONS <input type="checkbox"/>    | <i>New compliance 20/6/05</i>  |   |
| NEW DATE NOTICE TAKES EFFECT BY REASON OF APPEAL   |   |  |   |
| STOP NOTICE DATE   | DATE NOTICE WITHDRAWN                               |  |   |
| ACTIVITY PROHIBITED BY STOP NOTICE   |   |  |   |
| DATE ON WHICH LOCAL PLANNING AUTHORITY SATISFIED NOTICE HAS BEEN COMPILED WITH   |   |  |   |
| REMARKS  |   |  |   |

\* Delete as appropriate

**SLOUGH BOROUGH COUNCIL**

**LEGAL SERVICES DIVISION**

**MEMORANDUM**

**To:** Jenni Edwards, Local Land Charges  
Dave Mann – Senior Planning Enforcement Officer ✓ **Date:** 24<sup>th</sup> November 2004.

**From:** Elizabeth Jenkins

**Ext:** 5033  
**Ref:** EJ/T3/472

**Your Ref:**

**Re: ENFORCEMENT NOTICE – LAND WEST OF POYLE ROAD/SOUTH OF POYLE CHANNEL**

I have today issued an Enforcement Notice in connection with the above property and a copy is attached for your information.

Please will the Enforcement Officer register the Notice in the Register of Enforcement Notices in the normal way. For monitoring purposes, the Notice takes effect on the 24th December 2004 and the time for compliance is 24th March 2004.

The Notice must be registered as a local land charge Part 3 of the Register and I shall be obliged if this can be done with immediate effect.

Thank you



Elizabeth Jenkins

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**ISSUED BY SLOUGH BOROUGH COUNCIL**

**TOWN AND COUNTRY PLANNING ACT, 1990**

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

**ENFORCEMENT NOTICE**

To: Mr. Cecil Wiggins as Trustee of  
Wiggins Transport Limited  
Pension Scheme,  
Fairmeadow,  
168 Hithermoor Road,  
Stanwell Moor, Staines,  
Middlesex.

Alison Jayne Wiggins as Trustee of  
Wiggins Transport Limited  
Pension Scheme,  
Vine Cottage,  
Hithermoor Road,  
Stanwell Moor, Staines,  
Middlesex.

Wiggins Transport Limited  
Horton Road,  
Stanwell Moor,  
Staines,  
Middlesex.

Alison Jayne Wiggins,  
311A Hithermoor Road,  
Stanwell Moor.  
Staines,  
Middlesex.

Mr. Cecil Wiggins,  
168 Hithermoor Road,  
Stanwell Moor, Staines,  
Middlesex.

The Owners and any Occupiers,  
Land West of Poyle Road/  
South of Poyle Channel,  
Manor Farm,  
Poyle Road, Poyle,  
Slough, Berkshire.

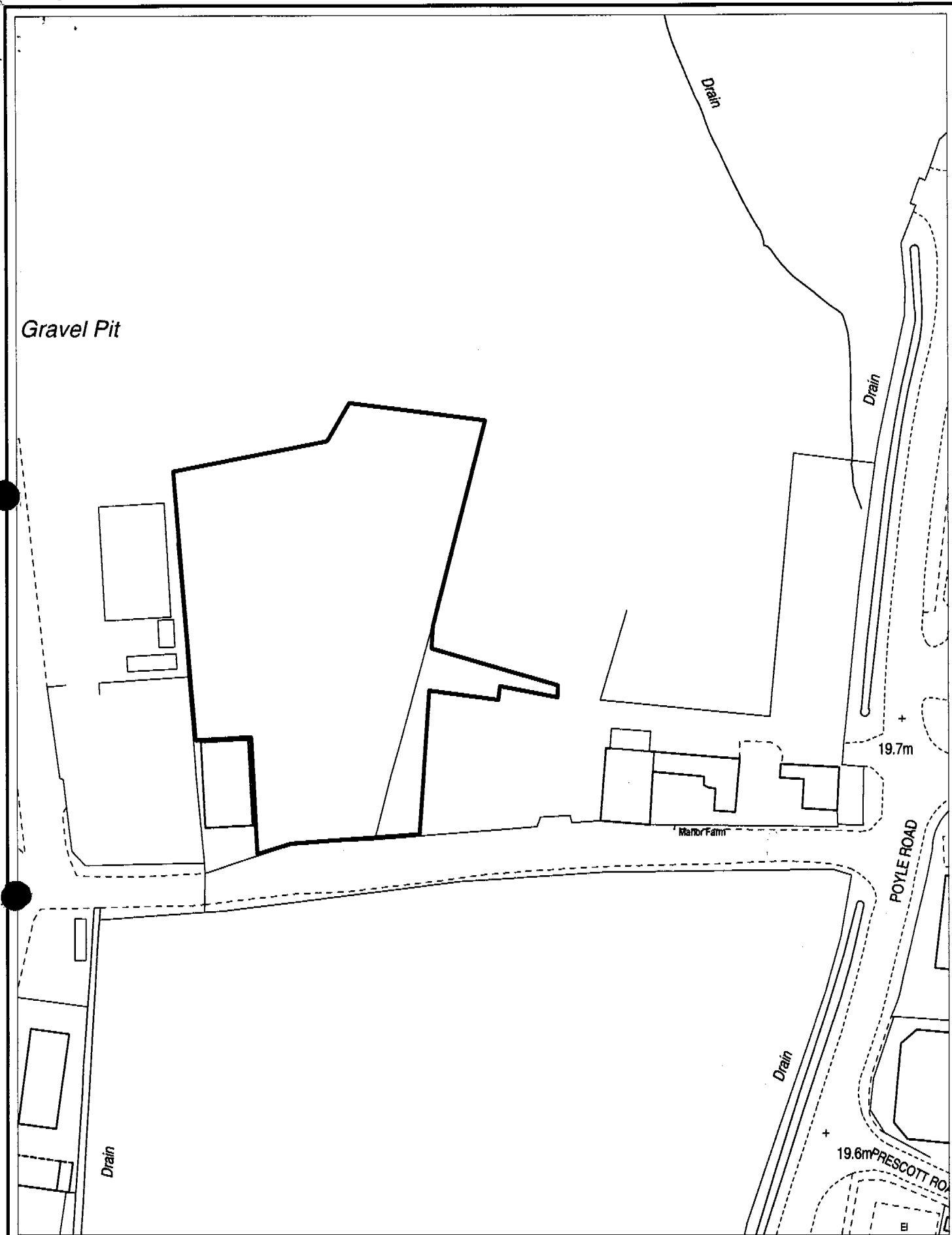
1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control under Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations.

2. **THE LAND AFFECTED**

The land known as Land West of Poyle Road, South of Poyle Channel, Manor Farm, Poyle, Slough (referred to as "the land") shown edged red on the plan annexed hereto.

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

Without Planning Permission the carrying out of development by the making of a material change of use of the land by using the land as a caravan and/or mobile home park.



TOWN & COUNTRY PLANNING ACT 1990 (as amended)

*Enforcement Notice*  
**Land at Manor Farm,**  
**Poyle Road, Poyle,**  
**Slough.**  
 Site Plan

**KEY**

\_\_\_\_\_ enforcement site

Ref No:- 2004/00409/ENF

www.slough.gov.uk  
**Slough**  
 Borough Council

Based on the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office.

Steven Quayle, Director of Legal, Democratic & Development Services.  
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Legal, Democratic & Development Services

WELLINGTON HOUSE,  
 PO Box 570,  
 SLOUGH, SL1 1FA.



**Scale 1:1250**

plot date : 10/08/2004

#### **4. REASONS FOR THIS NOTICE**

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

- 4.1 The site is located within the Metropolitan Green Belt, the Strategic Gap and the Colne Valley Park and the unauthorised use of the land is contrary to adopted policies relating to the protection of the Green Belt, Strategic Gap and Colne Valley Park, as well as Areas Liable to Flood, Contaminated Land and Road Safety;
- 4.2 The development is contrary to Policy CG5 of the review of the Local Plan for Slough Deposit draft as proposed for modification of the adopted Local Plan for Slough, March 2004 which seeks to control development in Green Belt as the development is not considered appropriate development and no special circumstances exist to justify in appropriate development;
- 4.3 The development is contrary to Policy CG6 of the review of the Local Plan for Slough Deposit draft as proposed for modification of the adopted Local Plan for Slough, March 2004 which seeks to maintain settlement separation, as the development extends the built up area of Poyle into the Strategic Gap;
- 4.4 The development is contrary to Policy CG1 of the review of the Local Plan for Slough Deposit draft as proposed for modification of the adopted Local Plan for Slough, March 2004 which seeks to protect the Colne Valley Park in tht the development involves urbanisation of Park, constitutes inappropriate development in the countryside, and adversely affects the landscape of the Park;
- 4.5 The development is contrary to Policy EN30 of the review of the Local Plan for Slough Deposit draft as proposed for modification of the adopted Local Plan for Slough, March 2004 which seeks to ensure that land is suitable for development as the development involves development on a former landfill, but no soil or groundwater assessment has been submitted to the Council;
- 4.6 The development is contrary to Policy EN32 of the review of the Local Plan for Slough Deposit draft as proposed for modification of the adopted Local Plan for Slough, March 2004 which seeks to control development on former landfill sites as the development involves development of a former landfill site and no assessment of migration of landfill gas and other ground pollutants has been submitted to the Council;

- 4.7 The development is contrary to Policy EN34 of the review of the Local Plan for Slough Deposit draft as proposed for modification of the adopted Local Plan for Slough, March 2004 which seeks to protect the water supply as the development includes a large area for car parking without installation of oil interceptors;
- 4.8 The development is contrary to Policy T3 (Safety of Road Users) as the development leads to an increased number of conflicting vehicular movements onto/off Poyle Road.

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

- a) Remove from the Land all caravans and/or mobile homes and  
b) Remove from the Land all and other structures including fencing and the facility buildings.

Time for Compliance : 3 months after this Notice takes effect

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 24<sup>th</sup> December 2004, unless an appeal is made against it beforehand.

Dated: 24<sup>th</sup> November 2004.

*Stanley*

.....

Director of Legal Democratic & Development Services

On behalf of :

Slough Borough Council  
Town Hall  
Bath Road  
Slough  
Berkshire SL3 8NS.

**SLOUGH BOROUGH COUNCIL**

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

**ANNEX TO ENFORCEMENT NOTICE**

**YOUR RIGHT TO APPEAL**

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State **before** the date specified in the notice, which is 24<sup>th</sup> December 2004. The Planning Inspectorate act on behalf of the Secretary of State. The cost to you of making an appeal is likely to be £220.00 in relation to Slough Borough Council's costs and £220.00 in relation to the Planning Inspectorate's costs.

The enclosed booklet "Making Your Enforcement Appeal" sets out your rights to appeal. **Please read the booklet carefully** as it sets out the grounds on which you may appeal and the information you must provide when appealing.

You may use the enclosed Planning Inspectorate appeal forms :

- (a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) The second copy of the appeal form and the notice should be sent to the Council.
- (c) The third copy of the appeal form and the notice are for your own records.

If you appeal, this notice may be upheld, amended or quashed. The Planning Inspectorate will send you more information on the appeal process if you appeal.

**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 the notice which is 24<sup>th</sup> December 2004.

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 which is 3 months.

Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.