

**ENFORCEMENT**

REGISTER NO: 262

ISSUING AUTHORITY:		SLOUGH BOROUGH COUNCIL		
DATE OF COMMITTEE		AUTHORITY		MINUTE NO.
ADDRESS OF ENFORCEMENT NOTICE: POYLE MANOR FARM, POYLE RD. POYLE RECYCLING CENTRE - POYLE				
DATE OF ISSUE	DATE OF SERVICE	OFFICER IN CASE	NOTICE TAKES EFFECT	DATE OF FINAL DETERMINATION WITHDRAWAL OF APPEAL
25.8.99	25-8-99	A. SCATE	24.9.99	
BREACH ALLEGED: USE OF THE LAND FOR THE DEPOSITING, STOCKPILING, RECYCLING AND PROCESSING WASTE MATERIALS AND STORAGE OF WASTE MATERIALS AND RECYCLED MATERIALS. THE ERECTION OF A PLANT AND MAINTENANCE BUILDING WITHOUT THE BENEFIT OF PLANNING PERMISSION. THE RETENTION OF BUILDINGS, BUNDLES AND ACCESS TO THE SITE. REQUIREMENTS OF NOTICE: SEE ATTACHED.				
PERIOD FOR COMPLIANCE: VARIOUS, LONGEST IS 23.9.2000				
POSTPONEMENT OF DATE NOTICE TAKES EFFECT BY REASON OF APPEAL:		PUBLIC ENQUIRY		WRITTEN REPS:
STOP NOTICE:				
DATE OF SERVICE:		DATE OF WITHDRAWAL OF NOTICE:		
ACTIVITY PROHIBITED BY STOP NOTICE:				
DATE BY WHICH L.P.A. SATISFIED THAT STEPS REQUIRED BY NOTICE HAVE BEEN TAKEN:				
COMPLIED WITH:				
REMARKS:				

**SLOUGH BOROUGH COUNCIL**

**LEGAL SERVICES DIVISION**

**MEMORANDUM**

**To:** Jenni Edwards, Local Land Charges  
Pippa Barr - Development Control

**Date:** 16<sup>th</sup> August 1999.

**From:** Elizabeth Jenkins

**Ext:** 5033

**Ref:** EJ/T3/306

**Your Ref:** as/wiggins22

**Re: ENFORCEMENT NOTICE – POYLE RECYCLING CENTRE**

I attach a copy of the above Notice which has been issued in connection with the above property.

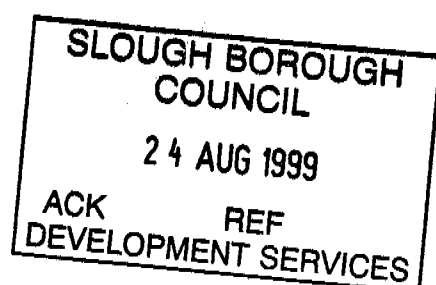
Please will the Enforcement Officer register the Notice in the Register of Enforcement Notices in the normal way. For monitoring purposes, the Notice takes effect on the 24th September 1999 and there are various times for compliance with the longest being 23<sup>rd</sup> September 2000.

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 1991**

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

**ENFORCEMENT NOTICE**

To: Cecil Wiggins and Wiggins Transport Limited  
168 Hithermoor Road Horton Road  
Stanwell Stanwell Moor  
Middlesex Middlesex  
TW15 6BT

C.A.E.C. Howard (Properties) and The Owners/Occupiers  
Limited Land at Poyle Manor Farm  
St John's Works Poyle Road  
St John's Street Poyle Colnbrook  
Bedford MK42 0DR Slough Berkshire

National Westminster Bank plc  
South London Securities Centre  
3<sup>rd</sup> Floor National Westminster House  
P O Box 1065  
Lewisham  
London SE13 5JY

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 other material planning considerations.

2. **THE LAND AFFECTED**

Land at Poyle Manor Farm, Poyle Road, Poyle, shown edged red on the attached Plan 1.

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

Without planning permission, use of land for the depositing, stockpiling, recycling and processing waste materials and storage of waste materials and processed materials. The part erection of a plan and maintenance building without the benefit of planning permission. The retention of buildings, bunds and access to the sites.

4.

#### **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred since 1 April 1998. The unauthorised uses are not suitable in this area because:-

1. The use of land for the deposit, storage, processing of waste and ancillary activities conflicts with Policy CG5 of the Local Plan for Slough Consultation Draft 1995, Policy C4 of the Berkshire Structure plan and Policies WLP29 and WLP30 of the Waste Local Plan for Berkshire in that it is an inappropriate development in the Green Belt and is contrary to the aims and principles of including land within the Green Belt.
2. The use of land for the deposit, storage, processing of waste and ancillary activities is contrary to policies LD3, C5 and W4 of the Berkshire Structure Plan 1995, Policy CG7 of the Local Plan for Slough Consultation Draft 1995 and Policy WLP31 of the Waste Local Plan for Berkshire, in that it would result in serious harm being caused to the character and appearance of this important Green Belt landscape.
3. The use of land for the deposit, storage, processing of waste and ancillary activities is contrary to policies WLP27 and WLP28 of the Waste Local Plan for Berkshire in that the wider environmental benefits from the recycling activities in terms of a reduction in the use of primary aggregates are not outweighed by the adverse environmental effects and in particular the impact on the Green Belt.
4. The use of land for the deposit, storage, processing of waste and ancillary activities is contrary to Policy EN3 of the Berkshire Structure Plan 1995 and Policy CG8 of the Local Plan for Slough Consultation Draft 1995 in that it lies within the area liable to flood, would be at direct risk from flooding and would increase the risk of flooding elsewhere.

5.

#### **WHAT YOU ARE REQUIRED TO DO**

(NOTE: FOR THE PURPOSES OF THIS NOTICE THE SITE IS DIVIDED INTO TWO AREAS, AREAS A & B IDENTIFIED ON THE ACCOMPANYING PLAN 2)

- (i) Cease bringing waste materials onto the land within one day of this notice taking effect
- (ii) Cease the use of the land for the recycling and reclamation of waste materials within one month of this notice taking effect
- (iii) Remove from the land all scrap metal within 3 months of this notice taking effect
- (iv) Remove from the land
  - (i) all other unrecycled or reclaimed materials
  - (ii) all earth bunds, and
  - (iii) all mobile plans, machinery, concrete bases, buildings, partly erected buildings, skips and lorries

associated with the use of specified in 3 above within 6 months of this notice taking effect.

The buildings and hardstanding set out in Annex 1 and shown on Plan 3 are permitted to be retained on the site.

- (v) Within 12 months of the date of this notice taking effect the land in Area A shall be regraded to a level of 21 AOD consistent with surrounding land levels and the boundary of the Area shall be delineated by fencing or bunding in accordance with a landscaping scheme to be submitted under Section vi.
- (vi) Within two months of the date of this notice taking effect a landscaping scheme shall be submitted for the approval in writing of the Local Planning Authority. This shall relate to both areas and shall include provision for:
  - (a) The positions, species, density and initial sizes of all new trees and shrubs.
  - (b) The position of any fencing/bunding to delineate Area A and the type of fencing or extent of bunding and associated planting.
- (vii) The current access to the site shall be reduced in width to 3m with kerb radii of 5m within 12 months of the date of this notice. The excess width of the access to the site, including all foundations, shall be removed and the site of the excess width of the access restored in accordance with the conditions attached to this permission. This will ensure that the access is in keeping with the rural nature of the site and in the interests of amenity.
- (viii) No tipping or works shall take place within 10 metres of the Colne Brook and any works potentially affecting groundwater will require the necessary authorisation from the Environment Agency.
- (ix) Within 12 months of the date of this enforcement notice taking effect carry out and complete the reinstatement of the site to agricultural land. The following conditions will ensure that proper restoration is achieved in line with current practice:
  - (a) Regrade the area (Area B) to 300mm below surrounding ground levels (i.e. 300mm below 21 AOD)
  - (b) Thoroughly treat the regraded land to a depth of 700mm so as to remove all contaminants and to break up and remove all compacted layers and to remove large solid objects exceeding 150mm in any direction which may damage cultivation machinery.
  - (c) Place a minimum of 30mm of general purpose grade topsoil (to BS:3882 standard) over the regraded area such operations to be carried out when the soil is in a dry and friable condition with a minimum of working and compaction.

- (d) Take measures to prevent further tipping on such land by installing appropriate fencing (to be submitted to the Local Planning Authority as part of the Landscaping Scheme) and a lockable gate to be situated at point A as indicated on the attached Plan 4.
- (e) In the next seeding season following the placement of topsoil to seed such land to a specification to be agreed in writing by the Local Planning Authority and to repeat cultivation and seeding until the grass is well established.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 24th Sept 1999 unless an appeal is made against it beforehand.

Dated 25th August ..... 1999

  
.....  
**Legal and Corporate Services Chief Officer**

On behalf of:

Slough Borough Council  
Town Hall  
Bath Road  
Slough  
Berkshire

### **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 Secretary of State before 24th September 1999. The enclosed booklet "Enforcement Appeals – A Guide to Procedures" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

### **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this enforcement notice, it will take effect on 24th Sept 1999 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods 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.

## ANNEX 1

The following buildings are permitted to be retained on site as identified on the following Plan.

Workshop building

Office building

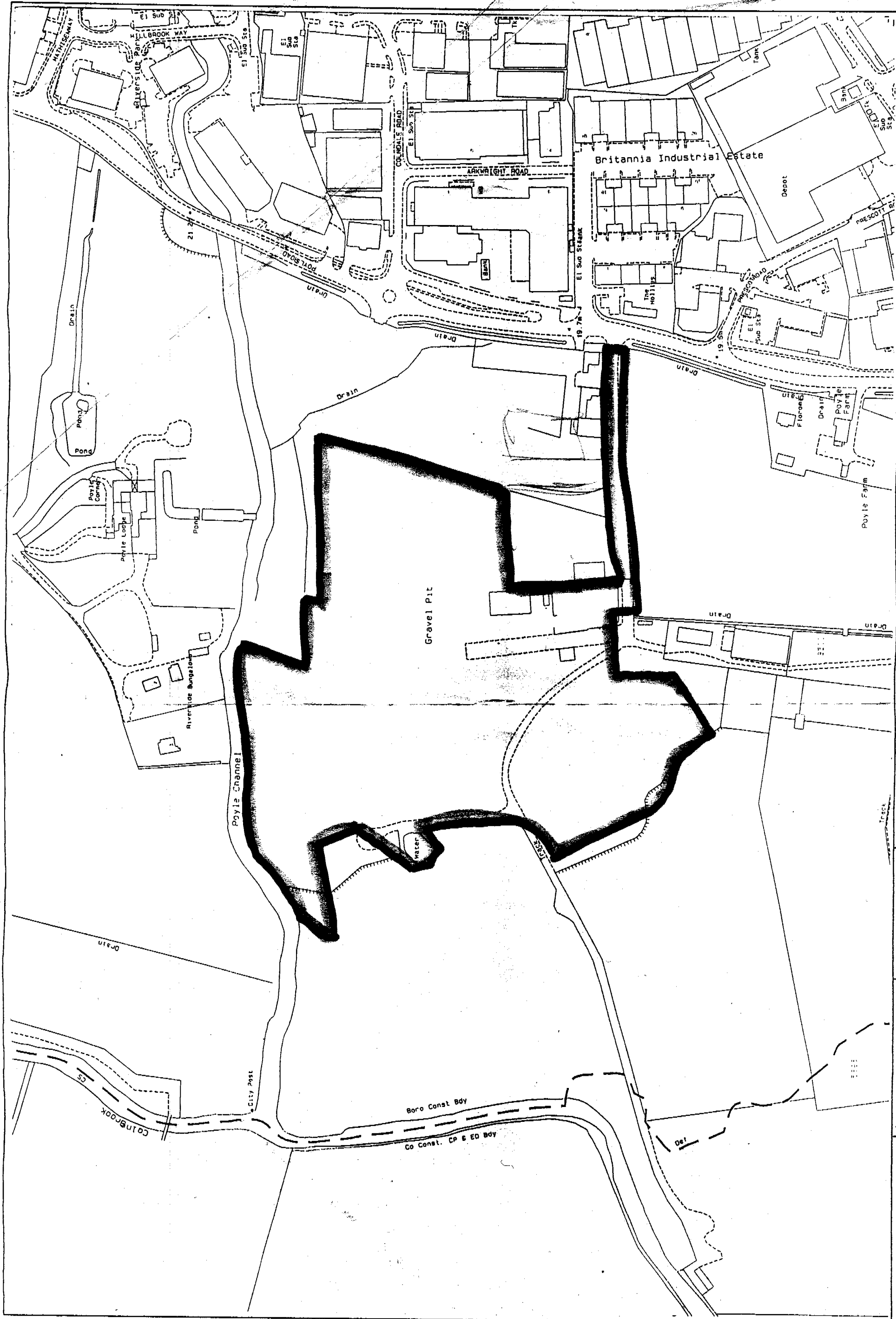
Toilet block

Stores building

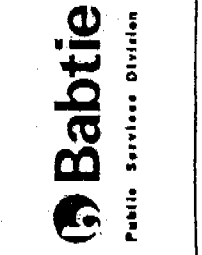
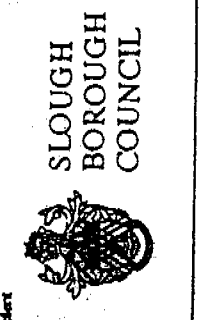
Electricity transformer building

Hardstanding





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Slough Borough Council, LA 079332



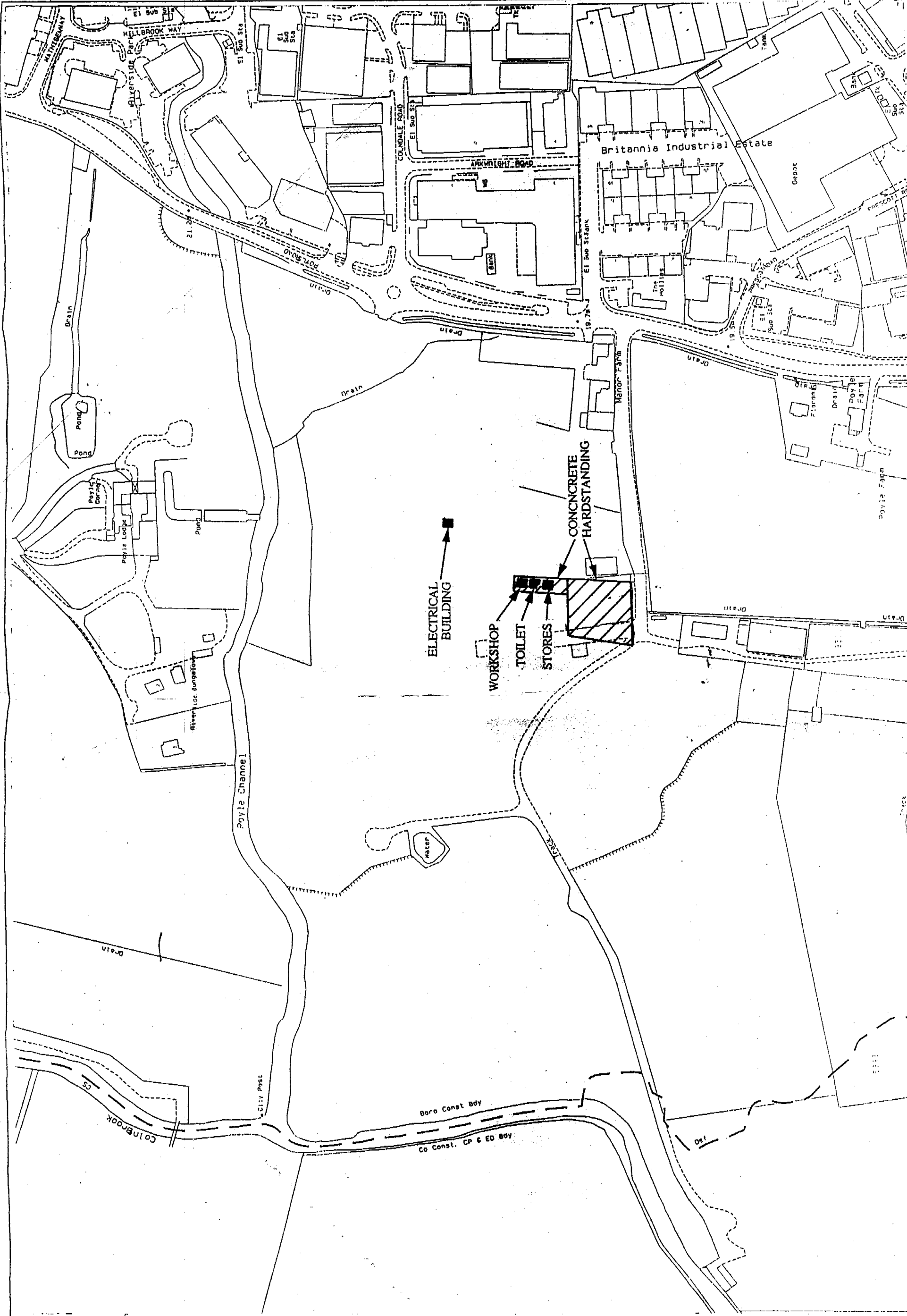
**BABTIE GROUP**  
MULTI-DISCIPLINARY CONSULTANTS  
SCHOOL GREEN, SHINFIELD  
READING RG2 9HL  
© Babtie Group Ltd.



**Drawing title**  
BOUNDARY OF LAND COVERED  
BY ENFORCEMENT NOTICE

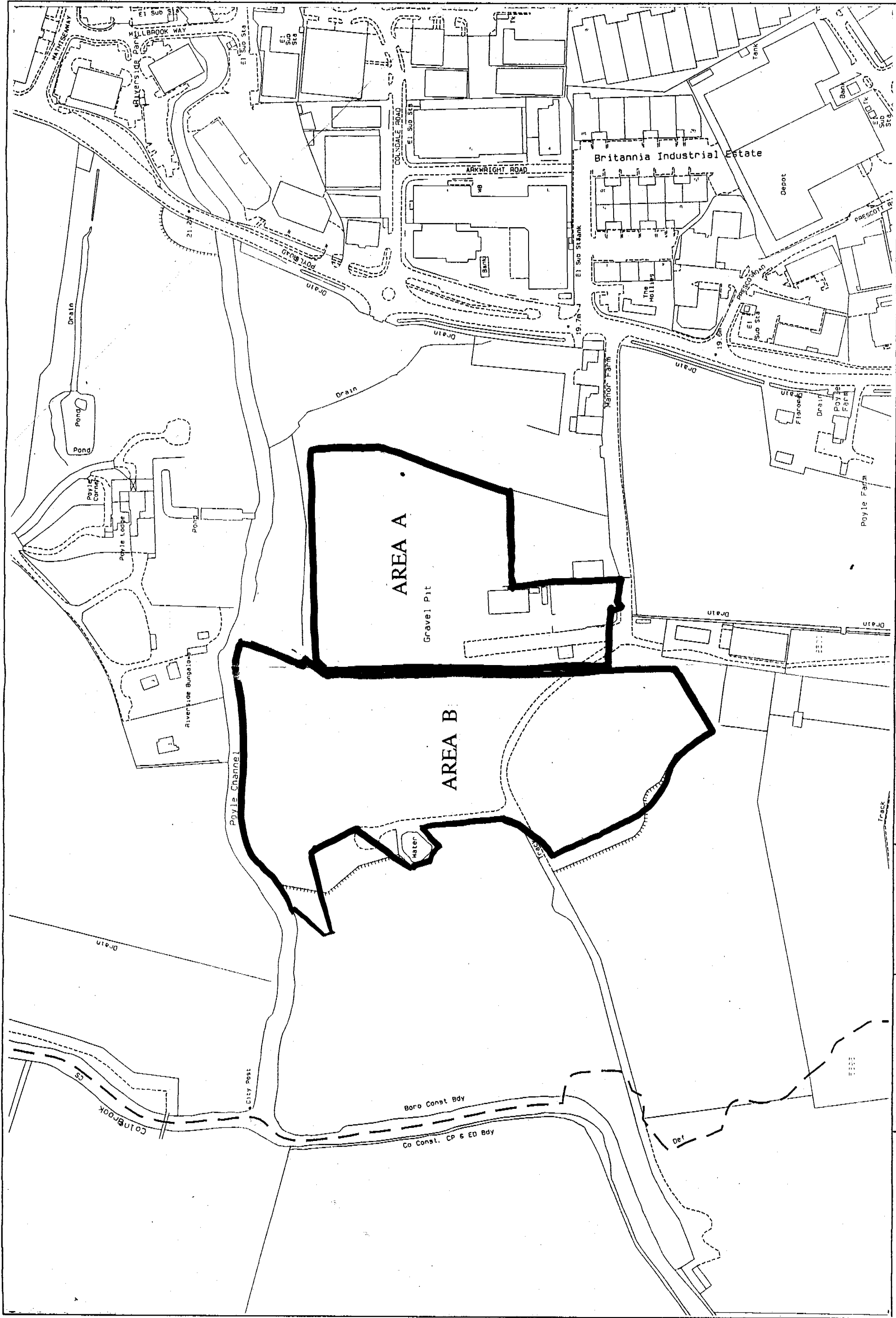
**Project**  
POYLE MANOR FARM  
POYLE ROAD  
POYLE



<b>Drawn</b> JAG	<b>checked</b> approved
<b>scale</b> 1: 2 500	<b>date</b> DECEMBER 1998
<b>Plan no</b> 1	<b>Project code</b> BPL/014004/PL





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<div>client</div> <div> SLOUGH BOROUGH COUNCIL</div> <div><p>Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</p><p>Slough Borough Council, LA 079332</p></div>	<div><b>Babtie</b></div> <div>Public Services Division</div>	<div>BABTIE GROUP MULTI-DISCIPLINARY CONSULTANTS SCHOOL GREEN, SHINFIELD READING RG2 9HL © Babtie Group Ltd.</div>	<div>Drawing title AREAS A AND B ANNOTATED PLAN</div>	<div>Project POYLE MANOR FARM POYLE ROAD POYLE</div>	JAG		checked	approved
					drawn			
					scale	1: 2 500	date	DECEMBER 1998
					Plan no	2	Project code	BPL/014004/ PL