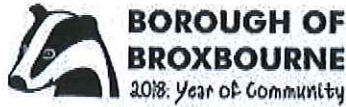


ENF 18 0007

True copy  
18th Jan 17  
Mull



**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT NOTICE  
Unauthorised Development**

**ISSUED BY THE COUNCIL OF THE BOROUGH OF BROXBOURNE ("the Council")**

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to it that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. It considers 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 TO WHICH THIS NOTICE RELATES**

Land at Rye House Station Goods Yard, Rye Road, Hoddesdon, Hertfordshire, EN11 0EG ("the Land") is shown edged red on the attached plan

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the material change of use of the Land from General Industrial use to use as a haulage depot as well as for assembly and storage of kitchen parts results in the use falling within a mixed Sui Generis and B8 use.

4. **REASONS FOR ISSUING THIS NOTICE**

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

The unauthorised use of the Land for the purpose of haulage and distribution is contrary to the Council's vision and the adopted development brief for the site. Moreover, the light pollution, noise and general disturbance caused by the unauthorised use have a harmful impact on the amenity interests of local residents and the wider environment, generally.

It has not been demonstrated (by virtue of a travel plan) that traffic generated through and associated with the unauthorised use of the Land does not adversely impact on the free flow and the safety of the local highway network.

The unauthorised development is therefore contrary to Policies HOD2, EQ2 & EQ3 of the emerging Local Plan; Policies H6, HD13, HD16 & T3 of the Adopted

Broxbourne Local Plan Second Review 2001 – 2011 and polices contained in the National Planning Policy Framework.

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

- (i) Cease the use of the Land for storage and distribution.

6. **TIME FOR COMPLIANCE**

**Three (3) months** after this notice takes effect.

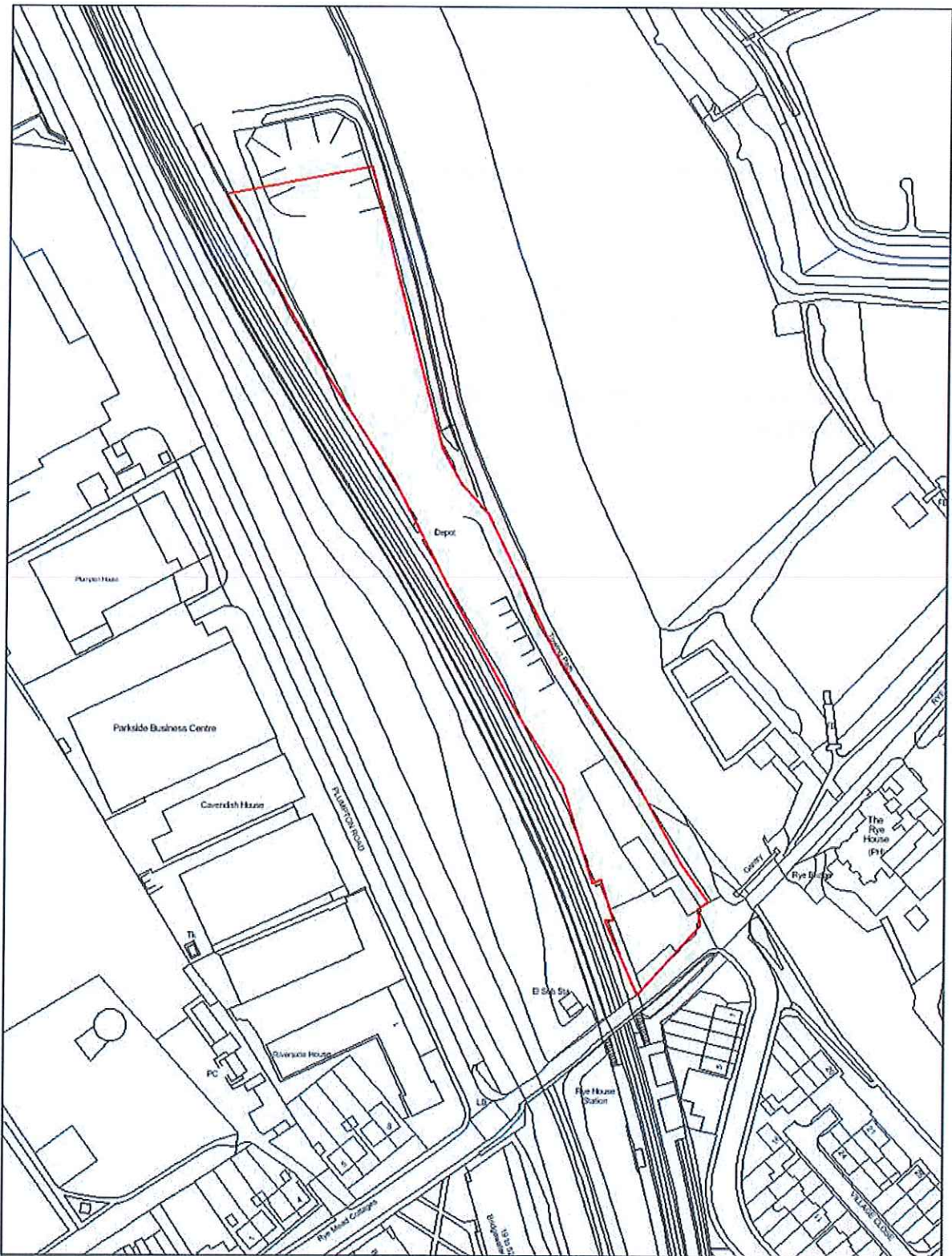
7. **WHEN THIS NOTICE TAKES EFFECT**


This Notice takes effect the **18<sup>th</sup> February 2018** unless an appeal is made against it beforehand.

Dated 18<sup>th</sup> January 2018

Signed .....  


Douglas Cooper  
Head of Planning & Development  
Borough of Broxbourne  
Bishops College, Churchgate  
Cheshunt, EN8 9XE



	BROXBORNE BOROUGH COUNCIL BOROUGH OFFICES CHURCHGATE CHESHUNT HERTS EN8 9QX TEL: 01992 785555	<b>TITLE</b> Enforcement action <b>LOCATION</b> Rye Works Rye Road Hoddesdon Herts EN11 0EG User SB/MK Date: 2/12/2017 Scale: 1/1750 <small>Reproduced from the 1990 Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.</small>
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WHO THIS ENFORCEMENT NOTICE IS SERVED ON:

- The Owner/ Occupier, Rye Works, Rye Road, Hoddesdon, Hertfordshire, EN11 0EG
- E & J PROPERTIES LIMITED (Co. Regn. No.10026055) care of Cobury Ltd, Pindar Road, Hoddesdon EN11 0BZ.
- The Company Secretary, Wren Kitchens, The Nest, Falkland Way, Barton On Humber, DN18 5RX
- The Company Secretary, Wren Kitchens, Rye Works, Rye Road, Hoddesdon, Hertfordshire, EN11 0EG

## **YOUR RIGHT OF APPEAL**

You can appeal against this notice, provided the appeal is received or posted in time to be received by The Planning Inspectorate before the effective date.

The enclosed information explains how you may request the necessary forms to enable you to appeal:

- The Planning Inspectorate;  
Wherever possible you should make your appeal(s) on-line through the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Or by post to: Customer Support Team, Room 3/13, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Or by email to: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)  
Contact telephone: 0303 444 5000

- Development Management, Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ - Contact telephone: 01992 785555 – Email - [planning@broxbourne.gov.uk](mailto:planning@broxbourne.gov.uk)

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Inspectorate will publish details of your appeal on the Internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Please note that a separate appeal form must be completed for each individual person or individual organisation. Each appeal may attract a fee as set out below.

## **IF YOU APPEAL**

If you lodge an appeal then you must submit to The Planning Inspectorate a statement in writing specifying the grounds on which you are appealing against the enforcement notice, and stating briefly the facts that you propose to rely on, in support of each of these grounds, either

- When giving notice of appeal OR
- Within 14 days from the date that The Planning Inspectorate sends you a notice that requires you to send a statement

If you wish to have your appeal also considered as a deemed application for planning permission, or you intend to make an appeal under Ground (a), you may be required to pay a fee.

A fee may be payable for the deemed application for planning permission for the development alleged to be in breach of planning control in the enforcement notice. This is pursuant to regulation 10 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (7).

The fee for this case is **£924.00**. This amount is payable to the Council.

- Once your appeal has been submitted to the Planning Inspectorate, payment can be made by phone with the Planning Technical Support Team on 01992 785555 or [planning@broxbourne.gov.uk](mailto:planning@broxbourne.gov.uk). Please quote the Enforcement Case Reference Number (see the top of this Notice) and the Appeal Reference Number (see the top of your electronically completed appeal form).
- The Development Management Service no longer take payment by cheque. Payment may be made by Credit Card or by BACS.

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

If you do not appeal against this enforcement notice before the effective date you may be held responsible. Therefore you must ensure that the required steps detailed under the heading "What you are required to do", of Schedule 4 of this notice are complied with, within the period specified in the notice.

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