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**TOWN AND COUNTRY PLANNING ACT, 1990**

Reference No: 07/14/0674/F

Mr & Mrs Alan & Anne Barnes  
Mobile Home  
Woodland Stables  
Cock Lane  
Hoddesdon  
Hertfordshire  
EN11 8LS

**Description of Development:** Continuation of temporary planning permission for existing use of mobile home as a residential dwelling in conjunction with horse livery and cattery/rescue centre for a period of 3 years

**Location of Development:** Mobile Home, Woodland Stables, Cock Lane, Hoddesdon, Hertfordshire, EN11 8LS

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 28/07/2014 and received with sufficient particulars on 28/07/2014.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

- 1 That this permission shall be for a limited period expiring on 30/09/2017 and that the use hereby permitted shall be discontinued on or before that date and any buildings and works carried out under this permission removed and the land reinstated to its condition before the development took place.  
Reason -
  1. To enable the Local Planning Authority to review the situation in the light of the circumstances then pertaining.
  2. To enable the Local Planning Authority to retain control over this structure which is constructed of short-lived materials which may deteriorate to the detriment of the visual amenities of the area.
  3. Permission is only given to meet the special needs of the applicant
  
- 2 This permission shall enure for the benefit of Mr & Mrs Alan & Anne Barnes only and shall not enure for the benefit of the land.  
Reason - In granting this permission the Local Planning Authority have had regard to the special circumstances of the applicant.



3 No materials, debris, pollutants, vehicles or machinery associated with the development and site use are to be stored or used within, leached into, disposed of on, or in any other way enter the Local Wildlife Site (Ref 72/034 Cheshunt Grove). A protective fence along the boundary of the application site and the adjacent wildlife site must remain in place and be properly maintained for the duration of the approved site use.

Reason - To prevent any potential immediate or future degradation of the local wildlife site, including as a result of damage to hedgerows, trees or tree roots. In the interest of protecting the adjacent local wildlife site, and contributing towards the conservation, enhancement, restoration and management of biodiversity and the local ecological network/green infrastructure, in conformity with the National planning Policy Framework (paragraphs 116 and 117) and section 40(1) of the NERC Act 2006.

**Reasons for Grant of Permission:** Overall, it is considered that the proposal complies with Policies GBC2, GBC6, GBC8 and GBC19 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005). The temporary use of the mobile home as a residential dwelling has no detrimental impact on the openness and appearance of the Green Belt or the area generally, nor upon the amenity and outlook of the surrounding properties.

The Local Planning Authority has been positive and proactive in considering this planning application. The development maintains/improves the economic, social and environmental conditions of the Borough.



**Signed:**.....

Head of Planning and Development  
DC1001MW

**Dated:** 11 September 2014

**NOTE**

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact the Building Control Section on 01992 785566.



## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

### Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.