

12th September 2024



Development & Regulation

Council Offices
Market Street, Newbury
Berkshire, RG14 5LD

Our Ref: 22/00266/15UNAU

Please ask for: Planning Appeals

Tel: 01635 519111

Email: appeals@westberks.gov.uk

Dear Sir/Madam

Appeal under Section 174 of the Town and Country Planning Act 1990

Site address:	Lake House West Woodhay Newbury RG20 0BU
Proposal:	Appeal against Enforcement Notice for the unlawful operational development involving the formation of new access track at Hayward Green Farm
Enforcement reference:	22/00266/15UNAU
Appellant's name:	Mrs B Brown
Appeal reference:	APP/W0340/C/24/3350386
Appeal start date:	11th September 2024

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issue by West Berkshire District Council on **22nd July 2024**.

The enforcement notice was issued for the following reasons:

Without planning permission, the creation of a hard-surfaced track to the east and south of the dwelling known as Lake House in the approximate position marked in red between points A and E on the plan.

The enforcement notice requires the following steps to be taken:

1. *Take up the hard standing from the access track and remove it from the land;*
2. *Restore the access track to its previous condition; and*
3. *Replace trees that were removed between points A and D on the plan in the process of relocating the previously existing track to the eastern side of the outbuilding.*

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

- **Ground (a):** That planning permission should be granted for what is alleged in the notice.
- **Ground (c):** That there has not been a breach of planning control.
- **Ground (f):** The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
- **Ground (g):** The time given to comply with the notice is too short.

The appeal will be determined on the basis of a **Hearing**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Hearing Procedure) (England) Rules 2000, as amended. We will write to you again in due course to give you details of the Hearing date and venue.

Making, modifying or withdrawing representations

If you wish to make comments, or modify/withdraw your previous representation(s), you must make this request to the Planning Inspectorate, 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:

Jeremy Richards
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received no later than 23rd October 2024. 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 Inspectorate's appeal reference: APP/W0340/C/24/3350386.**

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.

The appeal documents are available for inspection at the Market Street Council Offices during normal working hours, or online at <https://publicaccess.westberks.gov.uk> using the Council's application reference: .

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning 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

Planning Appeals Team