

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPENSATION
ACT 1991)

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

ISSUED BY: NORTH EAST LINCOLNSHIRE COUNCIL

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 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 AFFECTED

Healing Manor, Stallingborough Road, Healing, Grimsby, North East Lincolnshire, DN41 7QF ("the land")

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

1. The siting of an extension at the rear of the marquee, which is situated on the southern side of the grounds of Healing Manor.
2. The installation of drainage and septic tank at the rear of the marquee and within the grounds of Healing Manor.
3. The routing of a plastic water pipe from the Healing Manor to the rear of the marquee and its extension.
4. The drainage system for Healing Manor has not, as was intimated on form A.1 of planning application no. DC/636/07/WOL, been connected to the mains drainage system. Therefore, the existing drainage system is unauthorised.

4. REASONS FOR ISSUING THIS NOTICE

The siting of the extension at the rear of the marquee, the drainage pipes and septic tank and the water pipe to the marquee do not have the benefit of planning permission.

The drainage system of the development has not been connected to the mains drainage system. The lack of appropriate drainage measures may give rise to incidents of pollution which could be detrimental to the environment.

The extension, septic tank and drainage pipes by reason of design, location, lack of mitigation and screening are considered to be out of character with and detrimental to the appearance of Healing Manor, its grounds and the setting of the Scheduled Ancient Monument.

The septic tank by reason of its location, lack of proper installation, lack of mitigation and function would cause pollution to the environment.

The blue plastic water pipe by reason of its lack of proper installation, lack of mitigation, its colour and material is considered to be out of character with and detrimental to the appearance of Healing Manor, its grounds and the setting of the Scheduled Ancient Monument.

The unauthorised development is considered to be contrary to saved Policies GEN2, GEN8 and BH11 of the North East Lincolnshire Council Local Plan 2003.

5. WHAT YOU ARE REQUIRED TO DO

Remove the following in their entirety,

1. The extension building at the rear of the marquee,
2. The septic tank and associated pipe work at the rear of the marquee and its extension, and,
3. The blue plastic water pipe that runs from Healing Manor to the extension at the rear of the marquee.
4. Implement a drainage scheme, in accordance with the approved scheme, which will secure the connection of the drainage system of Healing Manor to the mains drainage system.


6. TIME FOR COMPLIANCE

One month after this Notice takes effect. (14/7/2010)

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 14/6/2010 unless an appeal is made against it beforehand.

Dated: 14/5/2010

Signed: 

R. Walsh
Executive Director of Business Services
North East Lincolnshire Borough Council
Municipal Offices
Town Hall Square
Grimsby
DN31 1HU

ANNEX

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 the date specified in paragraph 7 of this Notice. The Planning Inspectorate information sheet, which is included with this Notice, will give you the information needed to enable you to submit your Appeal. Please read it carefully.


Please note, you **MUST** make sure that the Planning Inspectorate receives your appeal before the effective date on the Enforcement Notice.

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 paragraph 7 of this Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) 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.

Healing Manor



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