

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE

To: The Owner/ Occupier
Land at Manor Farm and Manor Farm Cottage, Gunnerby Road,
Hatcliffe, Grimsby, DN37 0SW

ISSUED BY: NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
('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 Manor Farm and Manor Farm Cottage, Gunnerby Road, Hatcliffe, Grimsby, DN37 0SW shown edged red on the attached plan ("the land")

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

Without planning permission, the change of use of the land from agricultural land to a mountain bike track and installation of paraphernalia used in association with the unauthorised use including but not limited to works undertaken to demarcate the track and construct ramps and banking.

4. REASONS FOR ISSUING THIS NOTICE

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

The unauthorised change of use of the land to a Mountain bike track and associated works is contrary to advice in the National Planning Policy Framework (2024) (NPPF) and Policy 5, 41 & 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in that the use of the land as a Mountain bike track does not protect or enhance the landscape or setting of the National Landscape (NL) formally known as the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) contrary to section 189 of the National Planning Policy Framework (2024).

The use has a detrimental impact on the surrounding land which is used by protected species. This impact cannot be mitigated for and is contrary to Policy 41 of the NELLP and advice in the National Planning Policy Framework.

The change of use is harmful to highway safety and amenity due to the narrow nature of the access road and conflict with other users contrary to Policy 5 of the NELLP.

The Council does not consider that planning permission should be given as planning permission was refused and the subsequent appeal dismissed. No new justification for the siting of the Mountain Bike Track in this location has been given.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the land as a Mountain Bike Track.
2. Remove from the land all paraphernalia used in association with the unauthorised use including but not limited to any works undertaken to demarcate the track and construct ramps, banking.

6. TIME FOR COMPLIANCE

3 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 16th May 2026 unless an appeal is made against it beforehand.

Dated: 16th April 2026

Signed:



**Damien Jaines-White
Assistant Director Regeneration
North East Lincolnshire Council
Municipal Offices
Town Hall Square
Grimsby
DN31 1HU**

ANNEX

YOUR RIGHT OF APPEAL

There is a right of appeal for anyone who has an interest in the land to which the enforcement notice relates, or who is a relevant occupier, whether or not they have been served with a copy of the notice. Anyone occupying the land by virtue of a licence is a relevant occupier.

Any appeal must be received, or posted in time to be received, by the Planning Inspectorate acting on behalf of the Secretary of State before the date specified in paragraph 7 of the notice.

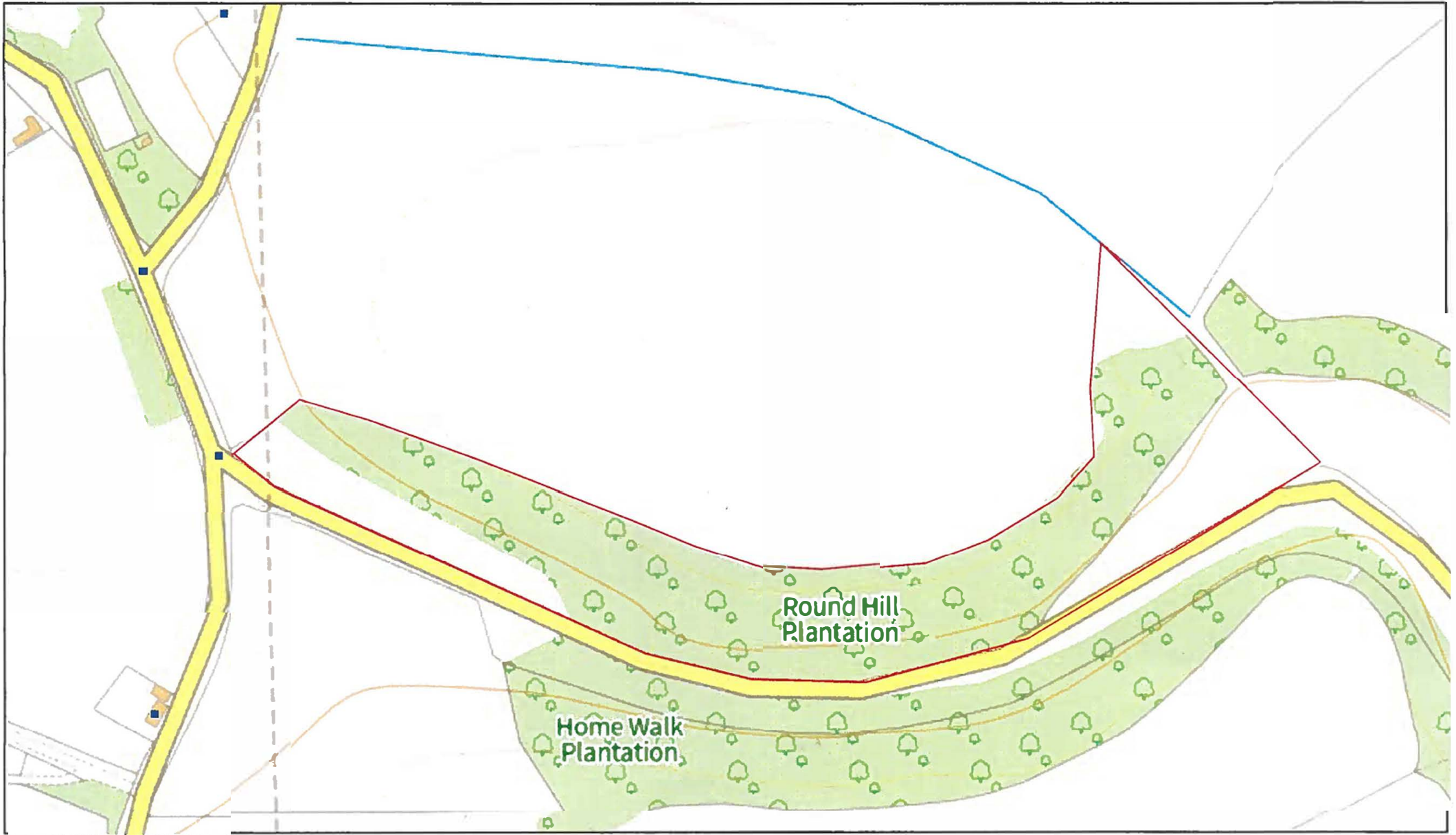
Further information regarding the appeals process can be found at:

<http://www.planningportal.gov.uk/uploads/pins/enfinfo sheet.pdf>

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.

Manor Farm



10/1/2025, 9:28:35 AM

Override 1

GMS BLPU Points

