

For General Natasha Doughty
Queries:
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Our ref.: 13/50308 /ENF
Plns. ref.: APP/T0355/C/14/3001847

Development and Regeneration



26 January 2015

The Owner/Occupier

Dear Owner/Occupier

Appeal by: Mr Mark Jones. **C/O Agent:** Mrs Rebecca Lord Bell Cornwell LLP Oakview House Station Road Hook Hampshire RG27 9TP

Site at: Land West of Fifield Road Fifield Berkshire

Mr Mark Jones has appealed to the Secretary of State for the environment against the Enforcement Notice issued by the Local Planning Authority without planning permission, the material change of use of the land ~~from agriculture to a mixed use of agriculture and the sale, storage and cutting of timber, the storage of plant, metal container and other miscellaneous items at Land West of Fifield Road Fifield Berkshire.~~

The appeal will be decided on the basis of an exchange of written statements to be submitted to the Planning Inspectorate by the Council and the appellant(s), together with a site visit by the Inspector appointed by the Secretary of State.

The Council's reasons for issuing the Notice are as follows:

- (a) It appears to the Council that the above breach of planning control has occurred within the last 10 years.
- (b) The use of the land to sell, store, cut and process timber is an inappropriate use that by definition is harmful to the function and purposes of the Green Belt and for which there are no very special circumstances that have either been advanced or are apparent that would be sufficient to clearly outweigh the harm that is being caused to the openness of the Green Belt.
- (c) The presence of the large quantity of cut logs and the metal storage container is visually harmful to the openness of the Green Belt. The change of use at this location is therefore contrary to the aims of saved Policies GB1 and GB2 of the Royal Borough of Windsor and Maidenhead Local Plan (Adopted July 1999, incorporating alterations adopted June 2003).

The appellant has appealed on the following grounds:

- (a) That Planning Permission should be granted for what is alleged in the notice.
- (b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
- (f) The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.

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(g) That the time given to comply with the notice is too short.

If you wish to make any comments for the Inspector to take into account when deciding the appeal these should be sent in writing and if possible in triplicate to the Planning Inspectorate, 3/23 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting reference number APP/T0355/C/14/3001847. The Planning Inspectorate will not acknowledge your representation. However, they will ensure that letters received by the deadline are passed onto the Inspector dealing with the appeal. Please ensure that any comments are received by the Planning Inspectorate no later than the **3 March 2015**. Representations received after this deadline will not normally be seen by the Inspector and will be returned to you. **Please note that your views will be disclosed to the parties to the appeal, unless your representation is withdrawn before the 3 March 2015.**

You can read a 'Guide to Taking Part in Enforcement Appeals', through the 'publications' on the Planning Portal website (www.planningportal.gov.uk) or a free copy can be obtained by contacting us.

The appellant's grounds of appeal can be inspected by prior arrangement during normal office hours at the Customer Service Centre, Town Hall, St Ives Road, Maidenhead. Please contact us on the above telephone number to arrange an appointment.

The decision will be published on the Planning Portal website which can be viewed by using the Pins Case Ref. at the top of this letter, or contact us to arrange for the decision notice to be sent to you.

Yours faithfully

Victoria Goldberg

Victoria Goldberg
Senior Planning Enforcement Officer