



Planning and Regeneration Service

Mr G Mattu
Brand Hill House
Brand Hill
Woodhouse Eaves
Leicestershire
LE12 8SX

Development Management
Southfield Road
Loughborough
Leicestershire
LE11 2TN

Please Contact: Matthew Johnstone
Direct Line: 07834 335381
Email: development.control@charnwood.gov.uk

10 March 2021

To Mr G Mattu

ENQUIRY REFERENCE: E/21/0048

ALLEGED BREACH: Change of use of land to residential including the construction of a residential driveway to access the dwelling

LOCATION: Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX

I have received a complaint about the change of use of the adjacent field by the installation of a driveway to service the above dwelling. Looking through the planning history for the site I cannot see any approvals regarding the change of use of the land and installation of a residential access road. As permission has not been granted for the change of use of the agricultural land and installation of a driveway to serve Brand Hill House, I am of the opinion that this is in breach of the planning regulations.

In light of the above please find attached a Planning Contravention Notice. This is served by the Council because it appears to them that there may have been a breach of planning control.

The Council requires you to provide certain information about interest in, and activities on, the land.

WARNING

It is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

If you have any questions, require further information or need help to complete the form, please do not hesitate to contact me.



Telephone: 01509 263151

Email: information@charnwood.gov.uk

Visit us at www.charnwood.gov.uk

Yours sincerely

Matthew Johnstone
Planning Enforcement Officer



Ref No. E/21/0048

IMPORTANT
THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

PLANNING CONTRAVENTION NOTICE

SERVED BY: Charnwood Borough Council

To:

Mr G Mattu
Brand Hill House
Brand Hill
Woodhouse Eaves
Leicestershire
LE12 8SX

1. **THIS NOTICE** is served by the Council because it appears to them that there may have been a breach of planning control, within section 171A(1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council require you, in exercise of their powers under section 171C(2) and (3), so far as you are able, to provide certain information about interest in, and activities on, the land.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX, shown highlighted blue on the attached plan.

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

Change of use of land to residential including the construction of a residential driveway to access the dwelling

4. WHAT YOU ARE REQUIRED TO DO

Provide in writing, the following information:

1. Details of any operations being carried out on the land, including any use of the land as well as works carried out on the agricultural land adjacent to Brand Hill House;
2. State whether or not the land is being used for any purpose specified in the notice or any operations or activities specified in the notice are being or have been carried out on the land;
3. Please state when the track on the adjacent agricultural land was modified to provide access to the residential property;
4. What works have been carried out on the adjacent agricultural land to make it suitable for non-agricultural vehicles to use it;
5. When was any break in the boundary treatment between the land associated with Brand Hill House and the adjacent agricultural land created to provide access between Brand Hill House and associated track;
6. Give the name and address of any person known to you to use or have used the land for any purpose or to be carrying out, or have carried out, any operations or activities on the land;
7. Give any information you hold as to any planning permission for any use or operations or any reason for planning permission not being required for any use or operation;
8. State the nature of your interest (if any) in the land and the name and address of any other person known to you to have an interest in the land;
9. Provide details of any matter relating to the conditions or limitations subject to which any planning permission in respect of the land has been granted;

Date by which the information must be provided: Within 21 days, beginning with the day on which this notice is served on you, that is **31/03/2021**

5. OPPORTUNITY TO MAKE REPRESENTATION IN RESPONSE TO NOTICE

If you wish to make an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works; or to make any representations about this notice please contact Matthew Johnstone on 07834 335381, who will be pleased to arrange a convenient appointment for such discussions.

6. WARNING

It is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

7. ADDITIONAL INFORMATION

If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.

If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the 1990 Act provides that should you otherwise become entitled (under section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Dated: **10 March 2021**

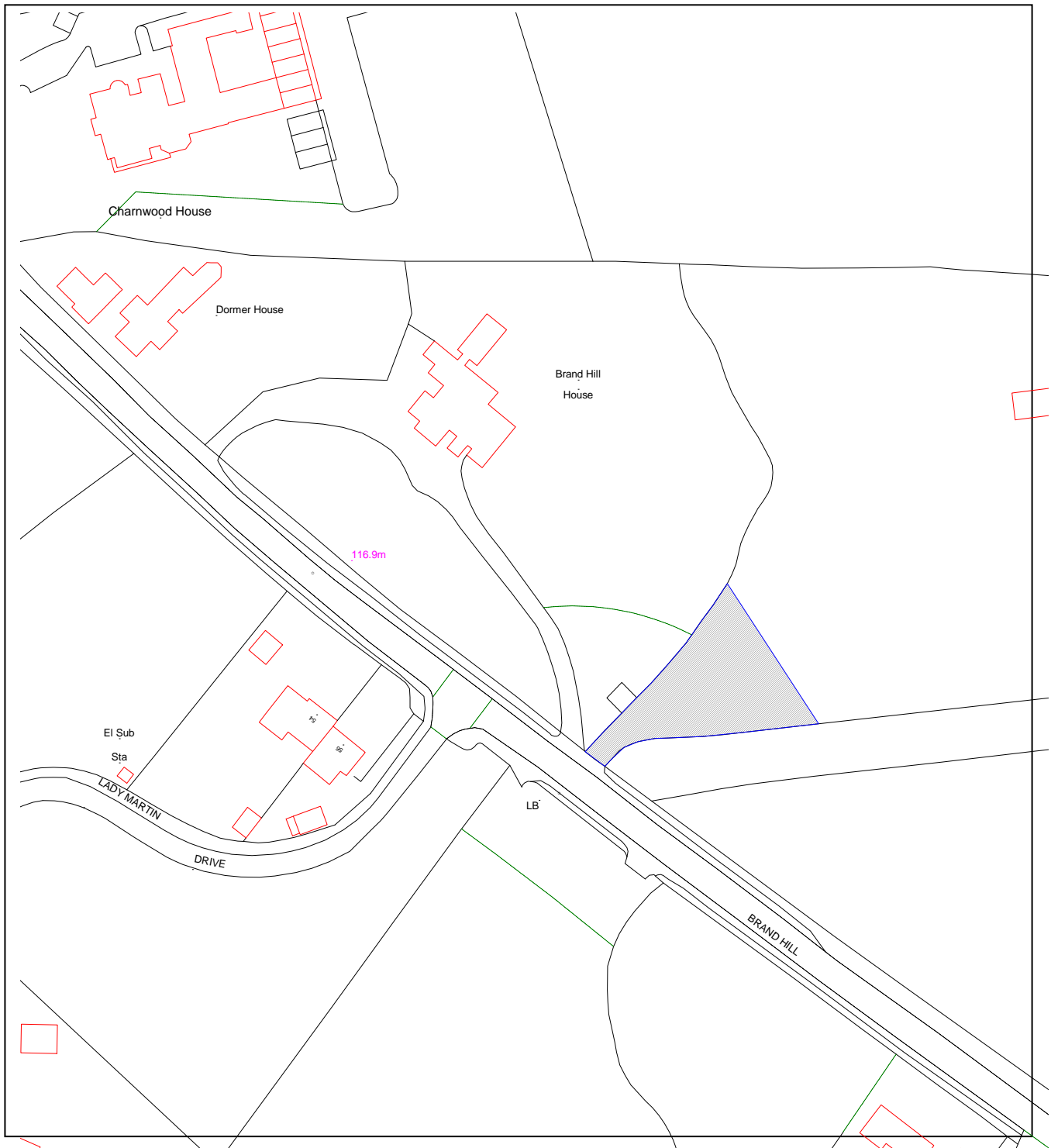
Signed:



Richard Bennett
Head of Planning and Regeneration

On behalf of Charnwood Borough Council

Field adjacent to Brand Hill House 1:1250



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