

The Planning Inspectorate

ENFORCEMENT NOTICE APPEAL FORM (Online Version)

WARNING: The appeal **must** be received by the Inspectorate **before** the effective date of the local planning authority's enforcement notice.

Appeal Reference: APP/C3430/C/24/3341483

A. APPELLANT DETAILS

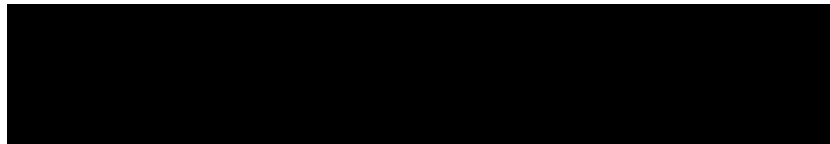
Name

Mr Adam Taylor

Company/Group Name

ATE Farms Limited

Address



Preferred contact method

Email

Post



A(i). ADDITIONAL APPELLANTS

Do you want to use this form to submit appeals by more than one person (e.g. Mr and Mrs Smith), with the same address, against the same Enforcement notice?

Yes

No



B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

No



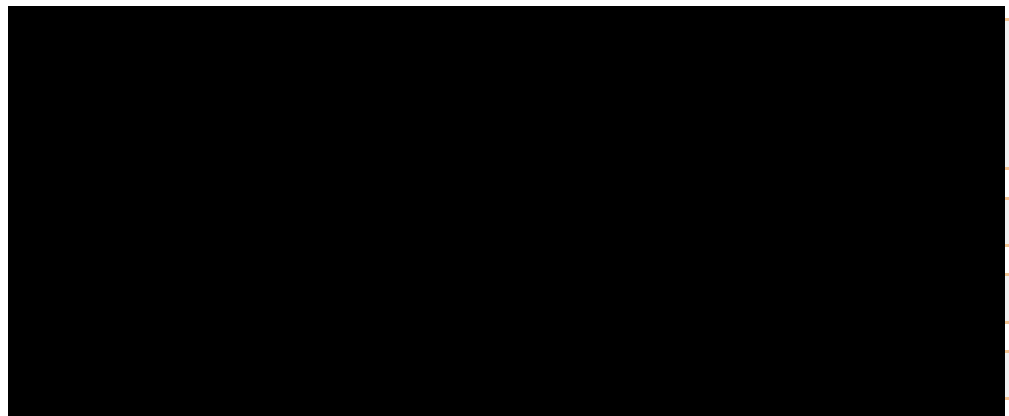
Name

Miss Kathryn Lucas

Company/Group Name

The Environment Practice Group Limited

Address



Phone number

Email

Your reference

Preferred contact method

Email

Post



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	South Staffordshire District Council
Date of issue of enforcement notice	27/02/2024
Effective date of enforcement notice	28/03/2024

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Address	The Crooked House Crooked House Lane DUDLEY DY3 4DA		
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
What is your/the appellant's interest in the land/building?			
Owner			<input checked="" type="checkbox"/>
Tenant			<input type="checkbox"/>
Mortgagee			<input type="checkbox"/>
None of the above			<input type="checkbox"/>

E. GROUNDS AND FACTS

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
(a) That planning permission should be granted for what is alleged in the notice.			<input checked="" type="checkbox"/>
The facts are set out in	<input checked="" type="checkbox"/> see 'Appeal Documents' section		
(b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.			<input checked="" type="checkbox"/>
The facts are set out in	<input checked="" type="checkbox"/> see 'Appeal Documents' section		
(c) That there has not been a breach of planning control (for example because permission has already been granted, or it is "permitted development").			<input checked="" type="checkbox"/>
The facts are set out in	<input checked="" type="checkbox"/> see 'Appeal Documents' section		
(d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.			<input type="checkbox"/>
(e) The notice was not properly served on everyone with an interest in the land.			<input type="checkbox"/>
(f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.			<input checked="" type="checkbox"/>
The facts are set out in	<input checked="" type="checkbox"/> see 'Appeal Documents' section		

(g) The time given to comply with the notice is too short. Please state what you consider to be a reasonable compliance period, and why.



The facts are set out in

see 'Appeal Documents' section

F. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



2. Hearing



3. Inquiry



You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

the box below

Expert evidence will be relied upon by both the Council and Appellant and will need to be tested through formal questioning by an advocate. The issues are complex - it is anticipated that evidence will be submitted by structural engineers, heritage experts, and fire experts, analysis of which will be fundamental to deciding the appeal.

The circumstances surrounding the issue of the Enforcement Notice have generated substantial local interest and it is anticipated that this appeal will generate significant local and national interest along with media interest to warrant an inquiry as opposed to dealing with the case by a hearing.

The alleged breach, and the requirements of the notice, are unusual and particularly contentious.

(a) How long do you estimate the inquiry will last?

5 day(s)

(b) How many witnesses do you intend to call?

7

(c) Is there any further information relevant to the inquiry which you need to tell us about?

Yes

No



G. FEE FOR THE DEEMED PLANNING APPLICATION

1. Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice?

Yes

No



2. Are there any planning reasons why a fee should not be paid for this appeal?

Yes

No



If no, and you have pleaded ground (a) to have the deemed planning application considered as part of your appeal, you must pay the fee shown in the explanatory note accompanying your Enforcement Notice.

H. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

No



I. SUPPORTING DOCUMENTS

01. Enforcement Notice:

see '[Appeal Documents](#)' section

02. Plan (if applicable and not already attached)

see '[Appeal Documents](#)' section

J. CHECK SIGN AND DATE

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature

Miss Kathryn Lucas

Date

26/03/2024 18:43:01

Name

Miss Kathryn Lucas

On behalf of

Mr Adam Taylor

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

K. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the enforcement notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

L. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@planninginspectorate.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that planning permission should be granted for what is alleged in the notice.
File name:	Grounds of Appeal FINAL.pdf
Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
File name:	Grounds of Appeal FINAL.pdf
Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that there has not been a breach of planning control (for example because permission has already been granted, or it is "permitted development").
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Document Description:	Facts to support that the steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
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Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support why the time given to comply with the notice is too short. Also state what you consider to be a reasonable compliance period, and why.
File name:	Grounds of Appeal FINAL.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The Enforcement Notice.
File name:	Enforcement Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. The Plan.
File name:	Appendix A - SSC Press Release.pdf
File name:	Appendix B - diagram.pdf
File name:	Appendix C - Assets of Community Value list.pdf
Completed by	MISS KATHRYN LUCAS
Date	26/03/2024 18:43:01