

**KETTERING BOROUGH COUNCIL**

**IMPORTANT - THIS COMMUNICATIONS AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT NOTICE**

ISSUED BY: KETTERING BOROUGH COUNCIL of Municipal Offices, Bowling  
Green Road, Kettering in the County of Northampton.

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there have been breaches of planning control, under Section 171(A)(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.

2. THE LAND AFFECTED

Land situate at Stoke Farm, Ashley Road, Stoke Albany in the County of Northampton as is shown for the purposes of identification only on the attached plan and edged in red.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without the benefit of planning permission, the <sup>making of a</sup> material change of use to mixed residential, agricultural and industrial use. R

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that this breach of planning control has occurred within the last 10 years, and is inconsistent with policies of the Local Plan for Kettering Borough:

Policy 7 (Environment: Protection of the Open Countryside) of the Local Plan for Kettering Borough states that planning permission for development within the open countryside will not be granted except where otherwise provided for in this plan.

Policy 9 (Environment: Special Landscape Areas) presumes against development which would have an adverse impact on the character and amenity of the Special Landscape Areas of the Borough (the site lies within such a designated area).

Policy RA10 (Rural Area: Employment in Restricted Infill Villages) provides criteria for assessing the acceptability of such uses, with the exception of storage uses, within the village.

Policy RA11 (Rural Area: Employment in Restraint and Scattered Villages and the Open Countryside) presumes against such development with limited exceptions, for example, where the development would involve the reuse of a suitable existing building and would benefit the rural environment.

Policy RA14 (Rural Areas: Reuse and Conversion of Rural Buildings) states a presumption in favour of the conversion of redundant rural buildings within the open countryside for conversion to appropriate uses and such conversion can be achieved without extensive alteration, rebuilding or extension.

5. WHAT YOU ARE REQUIRED TO DO

The steps required to remedy the breach of planning control are:

- (a) Cease using the land for the storage of building materials and associated business uses.

Time for compliance: 2 months from the date this notice takes effect.

- (b) Cease using the land for the storage of furniture and associated business uses.

Time for compliance: 2 months from the date this notice takes effect.

- (c) Remove building materials and furniture from the land.

Time for compliance: 2 months from the date this notice takes effect.

- (d) Cease all deliveries and dispatches from the land.

Time for compliance: 2 months from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

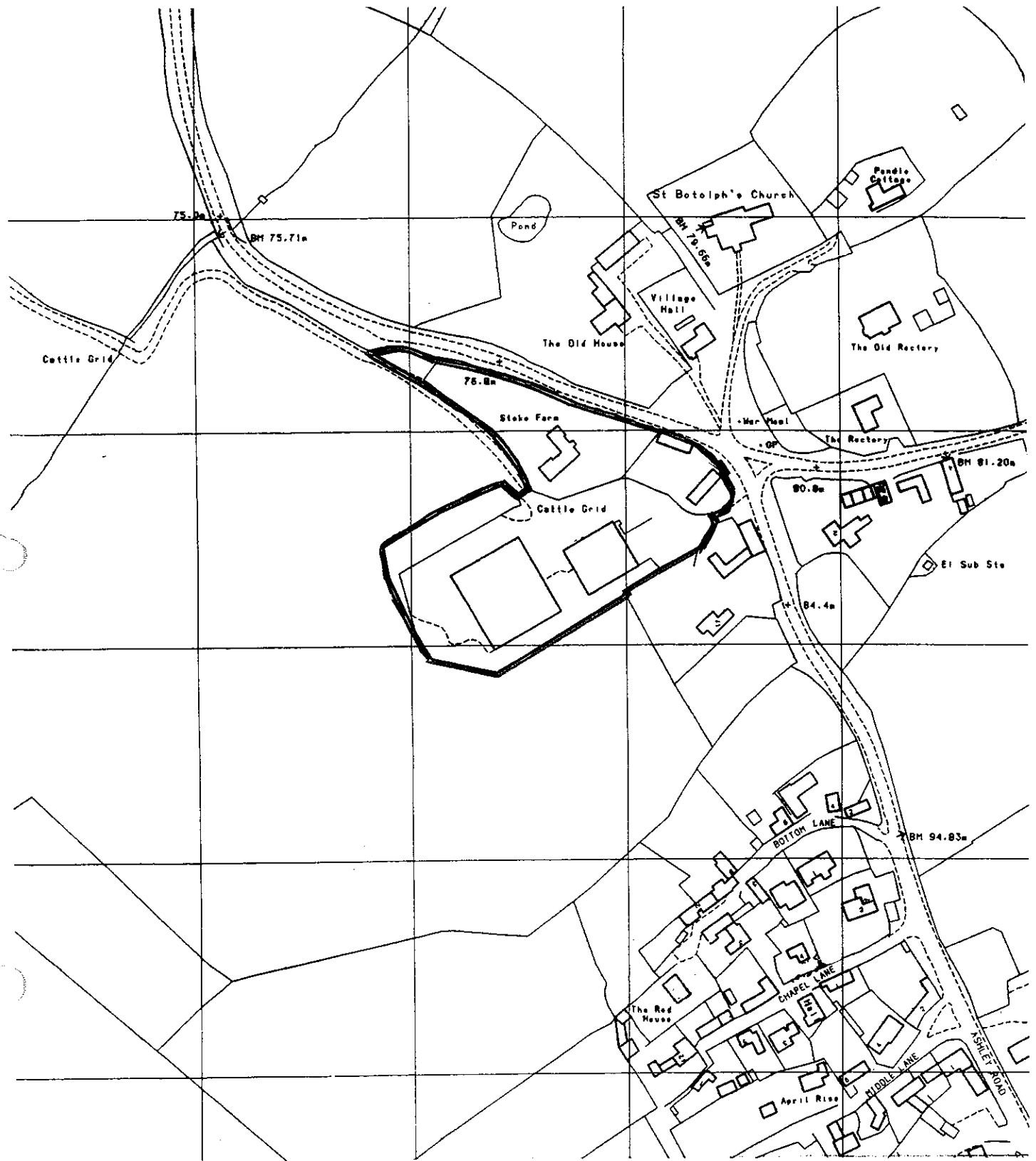
This Notice takes effect on 24th July 1998 unless an appeal is made against it beforehand.

DATED: 15th June 1998

Signed  .....

Head of Legal Services  
(Proper Officer for this Purpose)

Kettering Borough Council  
Municipal Offices  
Bowling Green Road  
KETTERING  
Northants  
NN15 7QX



**Title:** Enforcement Notice Town and Country  
Planning Act 1990 (as amended)  
Stoke Farm, Ashley Road, Stoke Albany  
EN/97/0247

**Scale:** 1:2500

**North:** 

**Date:** 12/06/98

**Drawn by:** JSW

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**Kettering**  
Borough Council

## 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 24th July 1998. The enclosed booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.

### WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 24th July 1998 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 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.