



Directorate for Planning, Growth and Sustainability

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29 June 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Site Address: St Andrews, Wood Lane, Iver Heath, Buckinghamshire, SL0 0LD
Appellant's name (s): Mr Sanjeev Gill, Mr Sunil Gill, Mrs Meena Gill
Inspectorate's reference's: APP/N0410/C/23/3321792, APP/N0410/C/23/3321793, APP/N0410/C/23/3321794
Council Ref: EN/18/2179
Appeal start date: 12 June 2023

I am reissuing the letter sent to you on 23 June to clarify the appellants grounds of appeal.

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Buckinghamshire Council on 31st March 2023.

The enforcement notice was issued for the following reasons:

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

1. The development is within the Metropolitan Green Belt wherein most development is inappropriate. The development does not fall within an "exception" category as outlined in paragraphs 145 and 146 of the National Planning Policy Framework (2019). The development compromises the purposes of including land in the Green Belt and does not retain its open and undeveloped character, and as such fails to accord with the requirements set out in policies GB1 and GB4 of the South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011 and National Planning Policy Framework (2019).
2. The use of the land for short-term parking and the associated hardstanding, at the size and scale of this development, results in an unacceptable impact on the amenities of neighbouring properties (by reason of the number of vehicle movements in close proximity to those properties) as well as the future occupiers of St. Andrews and is not compatible with the existing development in the locality. As such, the development is contrary to local plan policies EP3 and TR5 of the South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011.

The enforcement notice requires the following steps to be taken:

1. Cease the use of the Land for the commercial short-term parking of vehicles;
2. Remove all vehicles, brought onto the Land in connection with the unauthorised element of the mixed use, from the Land;
3. Rip up and remove the hardstanding shown in the approximate position hatched on the attached plan

4. Remove from the Land (shown in thick black line under Appendix A) all materials and debris resulting from complying with Steps 1 to 3 of this notice.

The appellant has appealed against the notice on the following grounds:

Ground (a): That planning permission should be granted for what is alleged in the notice

Ground (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

Ground (f): The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections

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

You can view the appeal documents on the Council's website: [View and comment on a planning application | Buckinghamshire Council](#) – select the Chiltern and South Bucks link, then Enforcements tab and insert the Council's reference.

If you are unable to view the appeal documents on our website, please contact us and we will either make them available to you by return of email, post or arrange an appointment for them to be inspected at the Amersham Council Offices. The Offices are open to visitors from 9.00am to 5.00pm Mondays to Thursdays and from 9.00am to 4.30pm on Fridays.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

If you wish to comment, or modify/withdraw any previous representation, you can do so on the Planning Inspectorate's website at <https://acp.planninginspectorate.gov.uk> or by emailing Teame3@planninginspectorate.gov.uk. The Planning Inspectorate Case Officer can also be reached by telephone on 0303 444 5432. If you do not have access to the internet, you can send three copies to:

Amy Booth
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 24 July 2023. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal references APP/N0410/C/23/3321792, APP/N0410/C/23/3321793 and APP/N0410/C/23/3321794. Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. Information provided in your representation will be published on the Council's website. We will use our best endeavours to ensure that signatures, telephone numbers and personal email addresses are not published.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by 24 July 2023.

When made, the decision will be published on the Planning Inspectorate and the council's websites.

Yours faithfully,

Stephanie Penney
Principal Development Management Officer