

**IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **PLANNING ENFORCEMENT NOTICE**

**TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991) ENFORCEMENT NOTICE ISSUED**

**BY: Melton Borough Council (herein after referred to as "the Council")**  
**Parkside, Station Approach**  
**Burton Street Melton Mowbray**  
**Leicestershire**  
**LE13 1GH**

**TO:**  
**Plough Gardens**  
**Land west of Longcliff Hill House**  
**Long Cliff Hill**  
**Old Dalby**  
**Leicestershire**

**1. THIS NOTICE:** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

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

Land west of Longcliff Hill House, Longcliff Hill, Old Dalby, Leicestershire.

As defined on Land Registry site plan reference LT549405 and shown within the red line shown on Appendix A

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

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A residential mobile home has been sited on land west of Longcliff House, Longcliff Hill, Old Dalby. The siting of the mobile home changes the use of the land from "agricultural" to "residential".

This is considered a material change of use requiring a change of use from agricultural to C3, to a "Dwellinghouse" (this includes residential mobile homes) as defined in the Town and Country Planning (Use Classes) Order 1987.

**4. REASONS FOR ISSUING THIS NOTICE:**

The applicant's actions demonstrate a clear propensity to disregard planning legislation. Despite receiving advice that the siting of a residential caravan was outside the scope of permitted development, the landowner proceeded with the installation.

A retrospective planning application was submitted on May 25, 2025, only after intervention and a site visit by the Council's planning enforcement officer. The Council believes it is probable that this application would not have been filed without direct intervention.

A cover letter submitted with Planning Application 25/00552/FUL on May 30, 2025, provides a detailed rationale for approval but fails to document a strategy for removing the mobile home and reinstating the land after the 12-month period for which permission is sought. This omission is considered misleading and a deliberate attempt to circumvent the planning system.

The mobile home conflicts with the following policies:

- Melton Local Plan, Policy D1: The development is not sympathetic with the character of the area.
- Broughton and Dalby Neighbourhood Plan, Policy H3 Env 4: There is a clear conflict with this policy, as a significant part of a mature hedge was removed to construct an unauthorized driveway and two parking spaces.

In summary, the mobile home constitutes a continuing breach, and the retrospective application is an attempt to regularise it. The disregard for policies within the Melton Local Plan and the Broughton and Dalby Neighbourhood Plan is evident.

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Enforcement action is now considered necessary, proportionate, and justifiable to uphold the integrity of the planning system.

**5. WHAT YOU ARE REQUIRED TO DO**

- a) Cease the unauthorised use of the land as a residential home.
- b) Demolish or remove from the land the residential mobile home.
- c) Clear any hardstanding, foundations, or other structures installed in connection with the unauthorised use.
- d) Ensure that all debris and waste material resulting from the compliance steps are removed from the site,
- e) Restore the land on which the residential mobile home is sited to its lawful use as agricultural land.
- f) Reinstall the hedgerow along the boundary adjacent to Longcliff. This will be done by using the same native species of plant, consistent with the remaining hedgerow. A gap not exceeding 1 metre can be left to facilitate access into the land.

**6. TIME FOR COMPLIANCE**

- a) Cessation of the use of the land is required **within 3 months from the date the notice takes effect.**
- b) Demolition or removal of the mobile home from the site should take place **within 4 months from the date the notice takes effect.**
- c) Removal of any hardstanding, foundations, or other structures installed in connection with the unauthorised use and removal of any debris and waste material resulting from demolition should be completed **within 4 months from the date the notice takes effect.**
- d) The land within the curtilage (Appendix A) should be restored to its lawful use as agricultural land **within 4 months from the date the notice takes effect.**
- e) Reinstall the hedgerow along the boundary adjacent to Longcliff. This must be done by using the same native species of plant, consistent with the remaining hedgerow. A gap not exceeding 1 metre can be left to facilitate

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access into the land. This should be completed **within 4 months from the date the notice takes effect.**

**7. WHEN THIS NOTICE TAKES EFFECT**

**Thursday 18<sup>th</sup> September 2025**

**Dated: Wednesday 20<sup>th</sup> August 2025**

**Signed:**

**Planning Development Manager**

**On behalf of:**

**Melton Borough Council  
Parkside, Station Approach  
Burton Street Melton Mowbray  
Leicestershire  
LE13 1GH**

**Nominated Case Officer:**

Senior Planning Enforcement and Compliance Officer

Signed:

**Email:**

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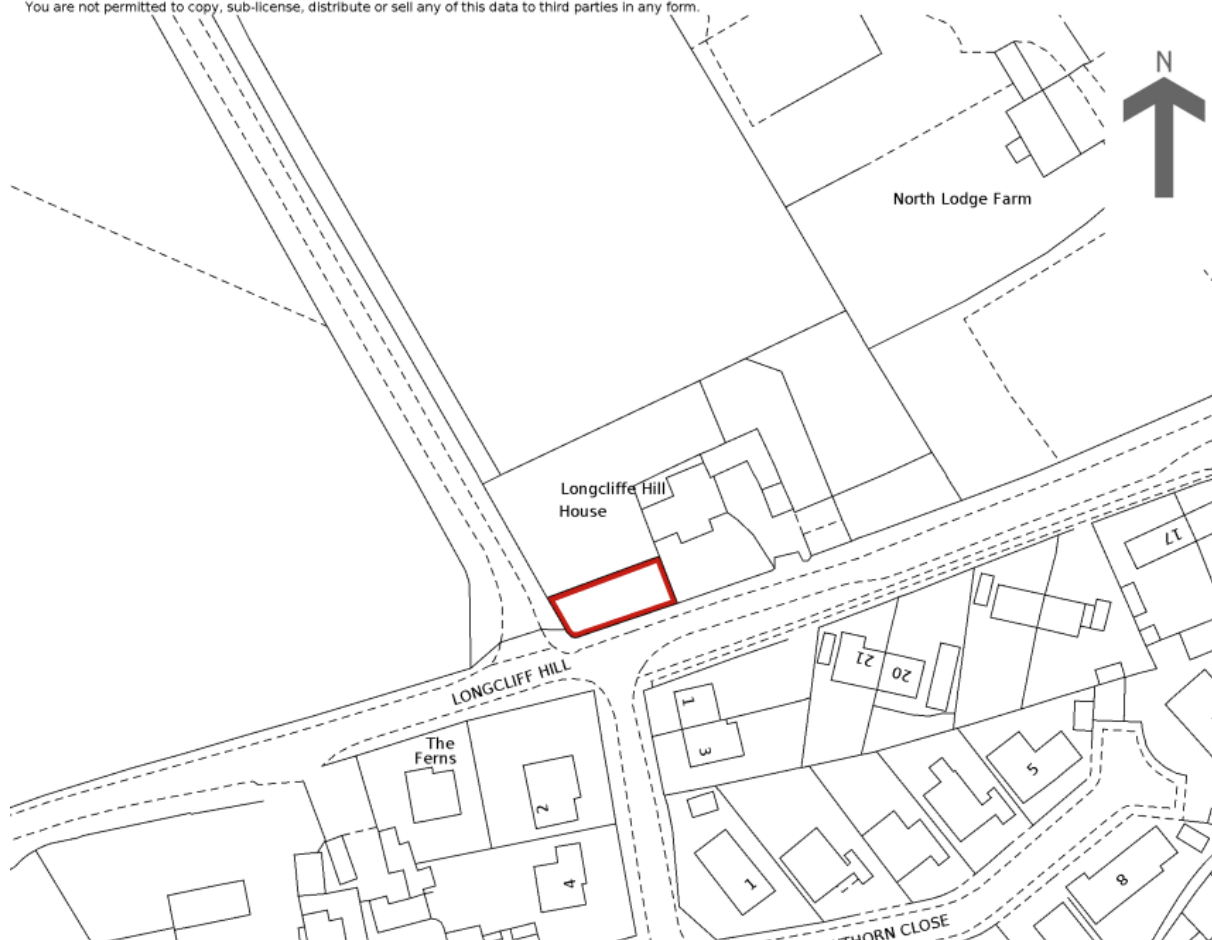
### **Appendix A- SITE PLAN**

HM Land Registry  
Current title plan

Title number **LT549405**  
Ordnance Survey map reference **SK6723NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Leicestershire : Melton**



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### **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 Planning Inspectorate acting on behalf of the Secretary of State before the

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date specified in paragraph 7 of the notice. The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal [link to <http://www.planningportal.gov.uk/uploads/pins/enfinfosheet.pdf>] WHAT HAPPENS IF YOU DO NOT APPEAL If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

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