

## IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

### TEMPORARY STOP NOTICE

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended) (“the Act”)**

**SERVED BY: Thurrock Borough Council (“the Council”)**

**To:** Walton Hall, Waltons Hall Road, Linford, Essex, SS17 0RH

#### **1. ISSUE OF TEMPORARY STOP NOTICE**

On the 15 November 2024 the Council has issued this temporary stop notice alleging that there have been breaches of planning control on the land described in paragraph 4 below.

#### **2. PROHIBITION OF ACTIVITY**

This temporary stop notice is issued by the Council, in exercise of their powers in section 171E of the Act, because they think that it is expedient that the activities specified in this Notice in paragraph 6 should immediately cease on the land described in paragraph 4 below and referred to as ‘the Site’. **The Council now prohibits the carrying out of the uses and activities specified in this Notice.** Important additional information is given in the Annex to this Notice.

#### **3. THE REASONS FOR ISSUING THIS NOTICE**

There is no planning permission in place for any of the development described in paragraph 5 below, which as a reason of its nature and scale is considered to be development for which planning permission is required and is therefore unauthorised development carried out in breach of planning control.

The Site is located within the Green Belt as defined within the Thurrock Core Strategy (as amended) 2015. The unauthorised development does not appear to fall within any of the development exceptions set out in the NPPF and as such is regarded as inappropriate development. Policy PMD6 of the Council’s Core Strategy 2015 applies and states that permission will not be given for inappropriate development, except in very special circumstances. The Council considers that the unauthorised development creates actual harm to the Green Belt contrary to criteria in PMD6 and CSSP4 of the Core Strategy and the NPPF.

The Council considers that if a Temporary Stop Notice was not issued, there is scope for further similar unauthorised development to that described in paragraph 5 to be undertaken within the Site.

Having regard to the above, and for requirements concerning the issue of a Temporary Stop Notice, the Council consider it is expedient to issue this Notice to stop the activities specified in paragraph 5 for 56 days.

#### **4. THE LAND TO WHICH THIS NOTICE RELATES (“the Site”)**

Land known as Walton Hall, Waltons Hall Road, Linford, Essex, SS17 0RH shown red on the attached plan.

#### **5. THE ACTIVITIES TO WHICH THIS NOTICE RELATES**

Without planning permission:

- i. Operational development involving the construction of concrete pads in the area outlined in GREEN on the attached plan.
- ii. Material change of use of the land CROSS-HATCHED BLACK on the attached plan for the creation of caravan and or mobile home siting by the construction of concrete pads.
- iii. Engineering development by the movement within the Site and/or importation of earth, hardcore and other materials associated with i. and ii together with the preparation work of the concrete pads constructed within the area shown outlined GREEN on the attached plan

#### **6. WHAT YOU ARE REQUIRED TO DO**

Immediately to cease carrying out the unlawful activities within the Site as follows:

1. Cease concrete laying and the construction and creation of any further hard surfacing within the area outlined in GREEN on the attached plan
2. Cease the preparation work for further concrete pads or hard surfacing within the area outlined in GREEN on the attached plan
3. Not to use the area shown CROSS-HATCHED BLACK for the siting of any caravan and or mobile home or other unauthorised use which needs a concrete pad

4. Cease the movement of any earth, hardcore or other materials within the Site and/or importation of earth and/or other such material associated with the unauthorised operational development and/or material change of use

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **15<sup>th</sup> November 2024** when all the activity specified in this notice shall cease.

This notice will cease to have effect on 10<sup>th</sup> January 2025.

A handwritten signature in black ink, appearing to be 'A. White', written in a cursive style.

Assistant Director Legal and Governance  
On behalf of Thurrock Council  
Civic Offices  
New Road  
Grays  
Essex  
RM17 6SL

## ANNEX

### WARNING

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.**

**THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.**

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you. (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of immediate prosecution in the Magistrates' Court, for which the maximum penalty is £20,000 on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately with **Adam Roberts** (Planning Enforcement Officer) telephone number 01375 652291 or e-mail [adamroberts@thurrock.gov.uk](mailto:adamroberts@thurrock.gov.uk) and [DevControl@thurrock.gov.uk](mailto:DevControl@thurrock.gov.uk)

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the Notice, you may only do so by an application to the High Court for judicial review.

## **THURROCK BOROUGH COUNCIL TEMPORARY STOP NOTICE**

### **STATEMENT**

**Address: Walton Hall, Waltons Hall Road, Linford, Essex, SS17 0RH**

**Under Section 171E(5) of the Town and Country Planning Act 1990 (as amended) the Authority (Thurrock Council) must display on the land:**

- (a) A copy of the Notice**
- (b) A Statement of the effect of the notice and of section 171G of the above mentioned Act.**

**This STATEMENT consists of two pages to be displayed on the land with a copy of the Notice. Please read both pages carefully.**

A Temporary Stop Notice has effect from the time a copy of it is first displayed in pursuance of subsection (5) of the above Act. This Temporary Stop Notice takes effect on the 15<sup>th</sup> November 2024. The expiry date of this Notice ends after a period of **56 days** starting on the day the copy notice is so displayed on the land, that being Walton Hall, Waltons Hall Road, Linford, Essex, SS17 0RH

The Temporary Stop Notice requires that persons on whom the Notice is served as well as any other person(s) (unnamed) from carrying out any activity set out in Section 6 of the Temporary Stop Notice because the activity is unauthorised.

A failure to comply with the requirements of this Notice is an offence under Section 171G of the Town and Country Planning Act 1990 (as amended) and your attention is drawn to the information below regarding Temporary Stop Notice offences.

The Council may determine to take additional formal enforcement action if it is deemed necessary to stop the breach of planning control from continuing beyond the expiry of this Notice on the 27th June 2024.

**Your attention is drawn to Section 171G Temporary stop notice: offences on page 2 of this statement.**

### **Section 171G Temporary Stop Notice Offences**

1. A person commits an offence if he contravenes a temporary stop notice:
  - a. Which has been served on him, or
  - b. A copy of which has been displayed in accordance with section 171E(5)
2. Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
3. An offence under this section may be charged by reference to a day or a longer period of time.
4. A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
5. A person does not commit an offence under this section if he proves:
  - a. that the temporary stop notice was not served on him, and
  - b. that he did not know, and could not reasonably have been expected to know of its existence.

**YOUR ATTENTION IS DRAWN TO THE PENALTIES BEOW OF FAILING TO COMPLY WITH THE REQUIREMENTS OF THIS NOTICE BEFORE THE EXPIRY OF THE NOTICE**

1. A person convicted of an offence under this section is liable:
  - a. on summary conviction, to a fine not exceeding £20,000.00;
  - b. on conviction on indictment , to a fine.
2. In determining the amount of the fine the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.

**If you have any questions about the requirements of this Notice, please contact Adam Roberts at Thurrock Council on 01375 652872, or by email at adamroberts@thurrock.gov.uk The reference for this case is 23/00441/BUNUSE.**

**PERSONS SERVED WITH THE NOTICE**

The following parties have been served with a copy of this Notice:

|   |  |
|---|--|
| <p><u>For Titled deed EX316985 pertaining to Walton Hall</u><br/><u>Waltons Hall Road</u><br/><u>Stanford-le-Hope</u><br/><u>SS17 0RH</u></p> <p>Owner/Occupier<br/>Walton Hall<br/>Waltons Hall Road<br/>Stanford-le-Hope<br/>SS17 0RH</p> <p>The Company Secretary<br/>Walton Hall Manor Country Park Limited<br/>C/O Monte Carlo Parks LTD<br/>Yarwell Mill<br/>Mill Road<br/>Yarwell<br/>Peterborough<br/>PE8 6PS</p> <p>The Company Secretary<br/>Walton Hall Manor Country Park Limited<br/>Ashcombe House 5 The Crescent,<br/>Leatherhead, Surrey, United Kingdom,<br/>KT22 8DY</p> <p>The Company Secretary<br/>HSBC UK Bank PLC<br/>Customer Service Centre<br/>BX8 5HB</p> <p>The Company Secretary<br/>HSBC UK Bank PLC<br/>1 Centenary Square, Birmingham,<br/>United Kingdom, B1 1HQ</p> <p><u>For title deed EX316725 pertaining to Land lying on the east side of Buckingham Hill Road and Horford Road and land lying to the east and west of Butts Lane, Mucking</u></p> |  |
|---|--|

Owner/Occupier  
Land lying on the east side of  
Buckingham Hill Road and Horford  
Road and land lying to the east and  
west of Butts Lane, Mucking

Robert James Lyon  
North Benfleet Hall  
North Benfleet Hall Road  
North Benfleet  
Wickford  
SS12 9JR

John Nisbet Lyon  
North Benfleet Hall  
North Benfleet Hall Road  
North Benfleet  
Wickford  
SS12 9JR

For title deed pertaining to title deed  
AA32426  
Land on the North-West side of Walton  
Hall, Waltons Hall Road, Stanford-le-  
Hope, SS17 0RH

Owner/Occupier  
Land on the North-West side of Walton  
Hall, Waltons Hall Road, Stanford-le-  
Hope, SS17 0RH

The Company Secretary  
Walton Hall Manor Country Park  
Limited  
C/O Monte Carlo Parks LTD  
Yarwell Mill  
Mill Road  
Yarwell  
Peterborough  
PE8 6PS

The Company Secretary  
Walton Hall Manor Country Park  
Limited



Ashcombe House 5 The Crescent,  
Leatherhead, Surrey, United Kingdom,  
KT22 8DY

The Company Secretary  
HSBC UK Bank PLC  
Customer Service Centre  
BX8 5HB

The Company Secretary  
HSBC UK Bank PLC  
1 Centenary Square, Birmingham,  
United Kingdom, B1 1HQ