



Appeal Decision

by S A Hanson BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date 01 July 2025

Appeal Ref: APP/P0119/C/25/3359665

Land and buildings at Oakfield Farm Oakfield Farm Green Lane

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Mr John Mattingley against an enforcement notice issued by South Gloucestershire Council.
 - The notice was issued on 16 December 2024.
 - The breach of planning control as alleged in the notice is: Without planning permission, the change of use of land from agriculture to a mixed use of agriculture and residential, by the siting of a static caravan for residential occupation upon the land in the approximate position marked X on the aerial photograph associated with this notice at appendix one.
 - The requirements of the notice are to:
 1. Permanently cease the residential use of the land.
 2. Permanently cease the use of the land for the siting of caravans for residential occupation.
 3. Remove the static caravan and the attached wooden structure, including all constituent materials, alongside all associated paraphernalia, including, but not exclusive to the fence (as identified on the attached photos on Appendix One), from the land.
 - The period for compliance with the requirements is 6 (six) months.
 - The appeal is proceeding on the grounds set out in section 174(2)(g) of the Town and Country Planning Act 1990 (as amended) (the 1990 Act).
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Decision

1. The appeal is dismissed and the enforcement notice is upheld.

Preliminary Matters

2. The address in the banner heading above is taken from the enforcement notice. For clarity, the full address provided by the appellant in their appeal form is stated as Oakfield Farm, Bagstone Road, Bagstone, Wotton-under-edge GL12 8BD.
3. A planning application Ref: P23/01929/F for the development alleged in the notice was refused by the Council on 4 October 2024. A subsequent planning appeal Ref: APP/P0119/W/3356637 was dismissed on 10 June 2025.

Ground (g)

4. Given that the appeal is proceeding on ground (g) only and there are no matters of planning merit for consideration, there was no need to see the site. Neither appeal party has been prejudiced by me not doing a site visit.
5. An appeal on ground (g) is that the compliance period specified in the notice in accordance with s173(9) of the 1990 Act, falls short of what should be reasonably allowed. The appellant requested that the planning appeal was determined prior to the enforcement notice taking effect. As the planning appeal has now been determined, and in the absence of any request for any extension to the compliance period itself, I see no reason to vary the terms of the notice beyond 6 months.

6. The appeal on ground (g) therefore does not succeed.

S A Hanson

INSPECTOR