



Appeal Decision

by Ken McEntee

a person appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 10 December 2025

Appeal ref: APP/J0540/C/25/3368334

Land Adjacent to Ascot House, Lynch Wood Business Park, Lynch Wood, Peterborough, PE2 6WZ

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.
- The appeal is brought by Mr Spencer Wrench (Brightfield Group Limited) against an enforcement notice issued by Peterborough City Council.
- The notice was issued on 9 May 2025.
- The breach of planning control as alleged in the notice is: "Without planning permission, the material change of use of the Land from existing car park to commercial storage (Class B8)".
- The requirements of the notice are: "a). Cease the use of the Land as a commercial car storage and distribution compound and the parking of any commercial vehicles. (b) Remove from the Land all Heras fencing used in connection with the unauthorised use. c) Remove all signage from the land and surrounding Ascot House site, which is connected to the unauthorised use".
- The time period for compliance with the requirements of the notice is "One month from the date this notice takes effect to comply with the requirements of 5 a), b) and c), as detailed in section 5. above".
- The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.

Summary of decision: The appeal is dismissed and the enforcement notice is upheld without variation.

Reasons for the decision

1. Although the Council make reference in their statement to the appellant arguing that the period for compliance with the requirements of the notice should be extended to 12 months in order to secure an alternative site and associated planning consent, I cannot find any supporting arguments having been submitted with the appeal. Nevertheless, I note that more than 5 months have elapsed since the appeal was submitted with enforcement action effectively suspended. As the compliance period will begin again from the date of this decision, the appellant will have had more than 6 months in which to seek out an alternative site, to pursue a planning consent and to carry out the requirements of the enforcement notice. I consider the time period to be both reasonable and proportionate and I cannot be satisfied there is good reason before me to justify extending the compliance period further. The appeal fails accordingly.
2. However, should the appellant experience any genuine difficulties, it is open to them to submit a request to the Council to use their powers under section 173A(1)(b) of the 1990 Act to extend the compliance period themselves, should they be satisfied there is justification for doing so.

Formal decision

3. For the reasons given above, the appeal is dismissed and the enforcement notice is upheld without variation.

K McEntee