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## Appeal Decision

by Gareth Symons BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 January 2026

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**Appeal Ref: APP/N0410/C/24/3352837**

**The George Inn, 12 Post Office Lane, George Green, Buckinghamshire SL3 6AX**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
  - The appeal is made by Mr Sadar Hussain (Langdon Realty Limited) against an enforcement notice issued by Buckinghamshire Council - South Area (South Bucks).
  - The notice was issued on 2 August 2024.
  - The breach of planning control as alleged in the notice is: The material change of use of the land to use for the sale and storage of motor vehicles and the creation of a hard surface to facilitate the change of use.
  - The requirements of the notice are: 1. Cease the unauthorised use of the land for the sale and storage of motor vehicles; 2. Remove from the land all motor vehicles, machinery, tools and equipment associated with the unauthorised use; 3. Break up and remove the hard surface (as shown in the approximate positions hatched in black on the attached plan) from the land; 4. Remove from the land all materials, debris, plant and equipment associated with steps 1 to 3 above.
  - The period for compliance with the requirements is: 6 months.
  - The appeal is proceeding on the ground set out in section 174(2)(f) of the Town and Country Planning Act 1990 (as amended).
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### Decision

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

### Application for Costs

2. An application for costs made by Buckinghamshire Council against Mr Sadar Hussain (Langdon Realty Limited) is the subject of a separate decision.

### Preliminary Matters

3. There is no deemed planning application before me. As such, there are no matters of planning merit to consider, such as the effect of the appeal development on the Green Belt or the setting of The George Inn. I am aware of two other planning appeals (Refs: APP/J0405/W/24/3346617 & APP/N0410/W/24/3346834). However, they have not been linked to this appeal and so they are also not before me. There is only the appeal under s174(2)(f) of the 1990 Act to consider, which is based solely on considering whether the steps required by the enforcement notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy the breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach.
4. Against this background, I could take full account of the cases put by both sides without needing to see the appeal site. I have therefore determined the appeal without a site visit. Neither side has been prejudiced by this course of action.

## Reasons

5. The enforcement notice alleges a material change of use of the land to use for the sale and storage of motor vehicles and the creation of a hard surface to facilitate the change of use. It requires the unauthorised use to cease and for the motor vehicles, and associated plant and equipment, and the hard surface to be removed from the land. It is clear, therefore, that the purpose of the notice comes under s173(4)(a) of the 1990 Act which is to remedy the breach of planning control by discontinuing the use of the land and restoring it back to its condition before the breach took place. The requirements do no more and no less than seek to remedy the breach of planning control. Consequently, they are not excessive.
6. The appellant's statement covers matters such as planning merits, engagement with the Council and the background of the other two appeals. Its content is not directed at showing why it is considered that the steps required by the notice, or the activities it aims to cease, exceed what is necessary to remedy the breach of planning control under an appeal made solely under s174(2)(f) of the 1990 Act.

## Conclusion

7. I conclude that the appeal should fail. I shall uphold the enforcement notice.

*Gareth Symons*

INSPECTOR