Planning Inspectorate

# Appeal Decisions

Site visit made on 9 November 2026

**by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 17 November 2026**

## Appeal Refs: APP/M2840/C/25/3365034 and 3365035

## 8 Kingsmith Drive, Raunds, Northamptonshire NN9 6PD

- The appeals are made under section 174 of the Town and Country Planning Act 1990 (as amended).
- The appeals are made by Mr David Mark Hale and Ms Kerrie Jayne McEneaney against an enforcement notice issued by North Northamptonshire Council.
- The notice was issued on 16 April 2025.
- The breach of planning control as alleged in the notice is the provision of hard standing, gravel and the parking of commercial vehicles and storage of commercial equipment constituting a change of use of the land.
- The requirements of the notice are: A. Cease the commercial use of the hardstanding and graveled areas; and B. Remove all hardstanding, gravel and fencing from the area and return the land to original grassed surfacing.
- The periods for compliance with the requirements are two months for requirement A and six months for requirement B.
- The appeals are proceeding on the grounds set out in section 174(2)(b), (c), (d), (g) of the Town and Country Planning Act 1990 (as amended). The appeal by Mr Hale is also proceeding on the grounds set out in section 174(2)(a) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

## Decision

1. The appeals are allowed and the enforcement notice is quashed.

## Reasons

2. The Council has not submitted an appeal statement and has not submitted any comments on the Appellants' appeal statement. The Council has not, furthermore, submitted an Officer Report or any other internal report that pre-dated or post-dated issue of the enforcement notice. The Council has provided no evidence to substantiate the alleged breach of planning control or the reasons for issue of the notice and there is nothing in evidence to cast any doubt on the Appellants' evidence. In these circumstances the ground (b), (c) and (d) appeals, which collectively address all elements of the alleged breach of planning control, must succeed and must therefore result in the enforcement notice being quashed.

3. The ground (b), (c) and (d) appeals succeed and the enforcement notice is quashed. The ground (a) and (g) appeals do not need to be considered.

*John Braithwaite*

Inspector