

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE

ISSUED BY: Blaby District Council

THIS NOTICE is issued by the Council because it appears to it that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the Land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development Plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

1. THE LAND TO WHICH THE NOTICE RELATES

Land to the East of Sycamore Street, Blaby, Leicestershire shown edged red on the attached plan. ("the Land").

2. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

The unauthorised material change of use of the land to a residential caravan site by the siting of a caravan and a mobile home on the Land with associated operational development.

3. REASONS FOR ISSUING THIS NOTICE

- a) It appears to the Council that the above breaches of planning control have occurred on the Land to which this notice relates within the last ten years.
- b) The Land is located to the east of Sycamore Street, Blaby and is accessed directly off Sycamore Street, by virtue of a gated access point, set back from the Highway boundary. Sycamore Street is a classified C road which is a prominent thoroughfare through Blaby, with connections to neighbouring areas of Countesthorpe and Whetstone. The Land is bounded by Bouskell Park to the east and south, a residential housing estate to the west and the Land of the Grade II Listed Building Blaby Hall to the north.
- c) The Land is located outside of the settlement boundary of Blaby and is situated in land designated as Countryside (as identified on the Policies Map of the Blaby District Local Plan (Delivery) Development Plan Document (2019). The Land is also noted as being within the Blaby Conservation Area.

- d) The District Planning Authority considers that the unauthorised use and associated gates, fencing and areas of hardstanding represent an accumulation of discordant features that have a harmful and unduly urbanising impact upon the verdant green street scene of Sycamore Street and Welford Road, along with the parkland setting of Bouskell Park, and is significantly out of keeping with the prevailing character and appearance of the area. Coupled with this, the creation of the enlarged access by virtue of the removal of a sizeable section of the mature boundary hedgerow significantly harms the character and appearance of the streetscape and fails to conserve or enhance the wider setting of Blaby Conservation Area, causing less than substantial to its heritage significance. Therefore, the unauthorised development is contrary to Policies CS2, CS9, CS18 and CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), Policies, SA4, DM2 and DM12 of the of the Blaby District Local Plan (Delivery) Development Plan Document (2019), as well as policies BNP1, BNP3 and BNP8 of the Blaby Neighbourhood Plan (2018).
- e) The unauthorised development lies within a heritage sensitive location due to the presence of several significant historic buildings that are listed on the National Heritage List for England within its close proximity. It is considered that the development has had a negative impact on the setting of some of these listed buildings, with those considered most affected to include Blaby Hall (Grade II) on Church Street, the Boundary Walls to Blaby Hall Grounds (Grade II) on Sycamore Street, and the Ice House located 150m South East of Blaby Hall (Grade II) within Bouskell Park. The site is visually appreciable from the surroundings in which these heritage assets are experienced and include part of Blaby's townscape and the historic parkland which surrounds Blaby Hall. The development currently in situ has discernibly changed how the site is perceived within the setting of these heritage assets, and as a result, has had a negative impact in that regard, causing less than substantial harm to their heritage significance. Therefore, the unauthorised development fails to conserve or enhance the setting of these designated heritage assets and conflicts with Policy CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and policies SA4 and DM12 of the Blaby District Local Plan (Delivery) Development Plan Document (2019).
- f) Finally, the District Planning Authority considers that the unauthorised development in this location is inappropriate and that there is no compelling justification to demonstrate its retention. The development is therefore considered contrary to Policies C2, CS9, CS18 and CS19 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), Policies SA4 and DM2 of the Blaby District Local Plan (Delivery) Development Plan Document (2019) and policies BNP1, BNP3 and BNP8 of the Blaby Neighbourhood Plan (2018). There is also conflict with paragraphs 11, 12, 202, 207 and 210 of the National Planning Policy Framework and paragraph 27 of the Planning policy for traveller sites.

4. WHAT ARE YOU REQUIRED TO DO

- (i) Permanently cease the use of the Land as a residential caravan site
- (ii) Permanently remove from the Land all caravans, mobile homes, vehicles, trailers and all paraphernalia brought onto the Land to facilitate the residential use
- (iii) Permanently remove all fencing and gates from the Land
- (iv) Permanently remove all hardstanding, aggregate and wood chippings from the Land
- (v) Remove any resultant debris from the Land
- (vi) Restore the Land to its previous condition

5. TIME FOR COMPLIANCE

The period of compliance shall be six months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 31 December 2025 unless an appeal is made against it before that date.

Dated: 28 November 2025

Signed:



Jonathan Hodge
Planning and Strategic Growth Group Manager

on behalf of:
Blaby District Council
Council Offices
Narborough
Leicester
LE19 2EP

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. Please read the attached note from the Planning Inspectorate which accompanies this notice.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

PERSONS SERVED WITH ENFORCEMENT NOTICE

**Town and Country Planning (Enforcement Notices & Appeals) (England)
Regulations 2002 Part 2, 5(c)**

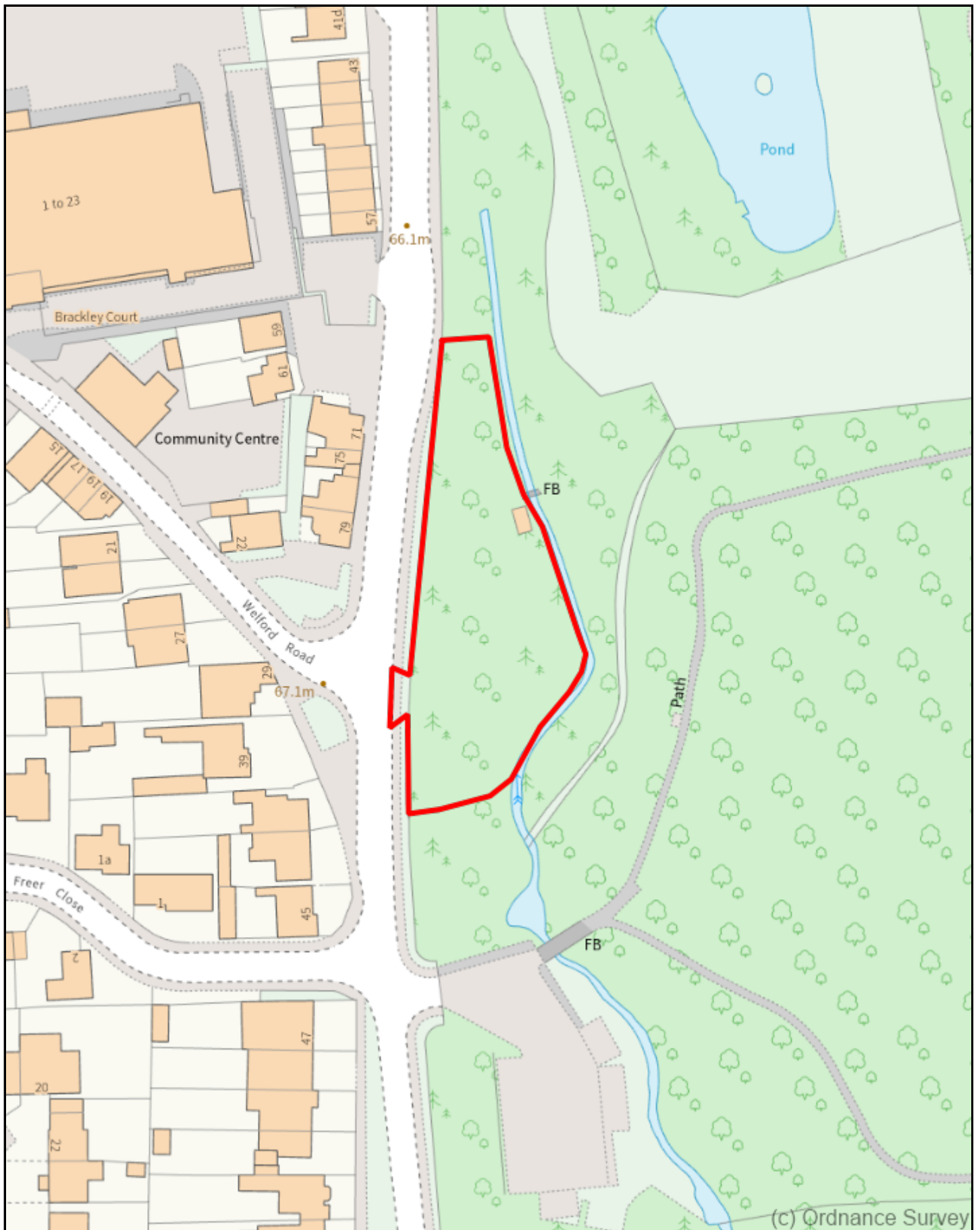
Mr Martin McDonaugh
Land to the East of Sycamore Street
Blaby
Leicestershire

Mrs Theresa McDonaugh
Land to the East of Sycamore Street
Blaby
Leicestershire

Mr Arthur Oliver McDonaugh
38 Reynolds Place
Leicester
LE3 1EU

Mr Arthur Oliver McDonaugh
107a West Street
Bedminster
Bristol
BS3 3NU

Mrs Ann Carruthers
Head of Environment and Transport
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA



Enforcement Notice Plan - Land to the East of Sycamore Street

Scale: 1:1000