

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

PLANNING CONTRAVENTION NOTICE

ISSUED BY: Babergh District Council

To:

ADAM WILLIS and YASEMIN LEILA WILLIS

of

30 Edies Lane, Leavenheath, Colchester CO6 4PA.

1. It appears to the Babergh District Council ("the Council") being the Local Planning Authority for the purposes of Section 171C of the Town and Country Planning Act 1990 ("the Act") that there may have been a breach of planning control in respect of the land at:

30 Edies Lane, Leavenheath, Colchester, Suffolk, CO6 4PA

("the land"), shown edged red on the attached plan.

2. The breach of planning control which may have occurred is specified in Schedule 2 below.
3. This notice is served on you as a person who -
 - (1) is the owner or occupier of the land or has any other interest in it; or
 - (2) is carrying out operations in, on, over or under the land or is using it for any purpose.
4. In exercise of their powers under Section 171C(2) and (3) of the Act the Council require you, so far as you are able, to give them certain information in writing within twenty-one days, beginning with the day on which this notice is served on you. A list of questions and a form for your reply are annexed to this Notice. Please give as many details as possible continuing on additional sheets if necessary. In answering the questions please give full names and addresses of all individuals and details of any trading addresses and the registered office of any company you refer to. If a business undertaking is a partnership, please give the names and addresses of all partners.
5. If you wish to make -
 - (a) an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works; or
 - (b) any representations about this Notice,

please contact David Steel on david.steel@baberghmidsuffolk.gov.uk or write to the Chief Planning Officer at Babergh District Council to arrange a meeting.

Dated: 9th October 2025

Signed: David Steel

Senior Planning Enforcement Officer – Babergh District Council.

SCHEDULE 1

Land to which this Notice relates:

30 Edies Lane, Leavenheath, Colchester, Suffolk, CO6 4PA

SCHEDULE 2

Suspected breaches of planning control:

Alleged unauthorised erection of an outbuilding structure.

WARNING

1. It is an offence to fail, without reasonable excuse, to comply with any requirement of this Notice within twenty-one days, beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence.
2. It is also an offence to knowingly or recklessly give information, in response to this Notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is an unlimited fine.

ADDITIONAL INFORMATION

3. If you fail to respond to this Notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an Enforcement Notice, under Section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.
4. If the Council serve a Stop Notice, under Section 183 of the 1990 Act, Section 186(5)(b) of the Act provides that should you otherwise become entitled (under Section 186) to compensation for loss or damage attributable to that Notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this Notice, or had you otherwise co-operated with the Council when responding to it.

To:

ADAM WILLIS and YASEMIN LEILA WILLIS
of
30 Edies Lane, Leavenheath, Colchester CO6 4PA.

INFORMATION REQUIRED UNDER PLANNING CONTRAVENTION NOTICE

Further to the Planning Contravention Notice, I hereby supply the following information which is, to the best of my knowledge and belief, correct.

(a) What is your interest in the Land?

(b) Please give the name and address of the owner of the Land.

(c) Please provide the names of all the occupiers of the Land.

(d) Is there in existence any lease or tenancy agreement relating to the Land?

If so, who is the lease/agreement between?

What is its length?

Please give the name and address of the person to whom the rent is paid.

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(e) Is there a mortgage or other charge over the Land?
If so, please give the name and address of that person or body.

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(f) Is there any other person or body with an interest in the Land?
If so, please give the name and address of each person or body who has an interest and the nature of that interest.

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(g) The building, named as *Home office outbuilding* under Babergh District Council Building Control Record BC/25/11157/BN to the rear of no.30a Edies Lane. What planning permission are you relying on for this?

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(h) Please advise, with proof (including documentation), why you believe the building is within your dwellinghouse curtilage.

(i) The access and track (or similar) being created. What planning permission are you relying on for this?

(j) Provide the reason/s (including documentation), why you believe the access and track (or similar) is within your dwellinghouse curtilage.

(k) When did the works commence to enact the building?

(l) When did the works commence to enact the access, track (or similar)?

(m) What works have you conducted to clear trees, land, vegetation on your land. Include dates, methods and equipment used, as well as providing the details of workers, contractors, bodies or firms employed or engaged to undertake these works.

(n) Provide details of any works undertaken on the land including engineering operations and erection of any buildings, structures etc. Include dates, methods and equipment used, as well as providing the details of workers, contractors, bodies or firms employed or engaged to undertake these works. Provide details of how any resultant waste or removed materials have been dealt with.

(o) What planning permission/s are you relying on for the clearance of trees, land, vegetation, and engineering operations on the land?

(p) What material/s will the access track (or similar) be constructed of when completed? Provide information including drawings and cross sections of the layers and construction.

(q) What will be the method and/or scheme of drainage for surface water runoff from the access track (or similar). Provide information including drawings that show this.

(r) What is the intended use and who will occupy the *Home Office Outbuilding*?

(s) Will the *Home Office Outbuilding* be used for any residential / dwelling purposes other than those incidental to the main dwellinghouse? If so, detail what features (e.g. kitchenette, furnishings, bathroom facilities etc) will be used and/or installed.

(t) Will the *Home Office Outbuilding* be used for any business purposes other than being incidental to the main dwellinghouse? If so, detail what features to support this will be used and/or installed.

(u) What business, or businesses, occupation, employment are members of the household engaged in, and are any of these registered or conducted from no.30 Edies Lane. Provide details of Ltd Companies (or similar), Employers, registrations, nature of business.

(v) Are any materials, stock, vehicles, or other items relating to businesses, employment or occupation stored currently at no.30 Edies lane. Provide details of amounts and where these are stored.

(w) If so required, how long would you reasonably require to demolish the building, and to remove the access track (or similar), remove the resultant materials from the land, and reinstate the land to its prior condition?

(x) Please state any reasons why you consider the breaches of planning control alleged by this notice have not taken place or do not require planning permission or why you believe planning permission already exists for any of the alleged breaches of planning control. You should provide any available documentation and or evidence to support your reasons.

(y) Do you, or any other persons occupying or with an interest in the land consider yourself and yourselves to have any protected characteristics, health, conditions and / or disabilities that you wish to make the Council aware of?