



South Staffordshire Council

**FINAL COMMENTS
OF
SOUTH STAFFORDSHIRE DISTRICT COUNCIL**

INSPECTORATE REFERENCE:

APP/C3430/C/24/3350817

SECTION 174 TOWN & COUNTRY PLANNING ACT 1990

APPEAL BY:

Mr. Simon Bates

SITE AT:

Land to the south of Coach House

Stourton Court

Bridgnorth Road

Stourton

Stourbridge

DY7 5BQ

Local Authority Reference 24/00156/UNCOU

1. INTRODUCTION

These final comments are prepared in respect of an appeal brought against the decision by South Staffordshire District Council in the following matters:

Section 174 Town and Country Planning Act 1990 in the service an Enforcement Notice in respect of Land to the south of Coach House, Stourton Court, Bridgnorth Road, Stourton, Stourbridge, DY7 5BQ.

Appeal Reference: C3430/C/24/3350817

2. FINAL COMMENTS

- 2.1 The Council's Final Comments pertain to the Appellant's Statement where it is noted within paragraph three that "We have sent a plan to the Council which is dated 1st September 1952 showing Stourton Court as one house and land which is all coloured pink..."
- 2.2 The appellant has not provided these documents within their Statement of Case. However, these documents were referenced within paragraph 8.5 of the Council's Statement of Case where it was noted that "The appellant has provided the Council with several documents intending to indicate that the Land has always been associated with Coach House and is thus intended to be utilised as its garden..."
- 2.3 The Council maintains its position that the information provided by the appellant from 1952 relates to the ownership of the Land and not its use.
- 2.4 To respond to the appellant's statement that the Land subject of the Enforcement Notice is their only garden area, the Council would respectfully draw the Inspector's attention to Appendix 4 of the Council's Statement of Case. The date-stamped aerial photographs of the Land indicate how the property has developed since the appellant purchased it in 2016.
- 2.5 Lastly, whilst the appellant's complaints regarding the use of the adjacent land are clearly outside of the scope of this appeal, the Council should note that these complaints have been submitted separately to the Enforcement Team and have been investigated.