

# Hinckley & Bosworth Borough Council

## **IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Levelling-up and  
Regeneration Act 2023) ("the Act")**

### **ENFORCEMENT WARNING NOTICE**

**ISSUED BY: HINCKLEY & BOSWORTH BOROUGH COUNCIL ("The Council")**

To: Shaan Chaudry, 92-98 Coleshill Road, Nuneaton, CV10 0PH

M.A.C. Developments & Construction Limited, 92-98 Coleshill Road, Nuneaton, CV10  
0PH

- 1. THIS NOTICE** is issued by the Council, in exercise of the power conferred by section 172ZA of the above Act. The Council consider that there has been a breach of planning control on the land described in paragraph 2 below.

The Council consider it expedient to issue this notice, as having regard to the provisions of the Development Plan and to other material considerations, there is a reasonable prospect that, if an application for planning permission in respect of the development stated in paragraph 3 below were made, planning permission would be granted.

Important additional information is given in the Annex to this notice.

### **2. THE LAND TO WHICH THE NOTICE RELATES**

Former Smiths Garage, Atherstone Road, Pinwall, Atherstone CV9 3NB ("the Land") shown edged in red on the attached plan ("the Plan").

### **3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

The following matters appear to the Council to constitute a breach of planning control:

The construction of a new building (the "development") located in the approximate position marked on the Plan attached to this notice.

### **4. WHAT YOU ARE REQUIRED TO DO**

You are required to regularise the breach of planning control by:

- Submitting a planning application for the development stated in paragraph 3 above; or
- Remove the newly constructed building in its entirety from the Land.

**Planning enforcement ref: 24/00219/UNBLDS**

Failure to comply with this notice within the specified period stated in paragraph 5 below may result in further enforcement action being taken.

**5. TIME FOR COMPLIANCE**

Within two months from the date of this notice.

**Dated:** 4<sup>th</sup> December 2024

**Signed:** 

Duly Authorised Officer  
Hinckley & Bosworth Borough Council  
Hinckley Hub  
Rugby Road  
Hinckley  
Leicestershire  
LE10 0FR

Nominated Officer: Christine Zacharia, Team Leader, Planning Enforcement  
EMAIL: [planning.enforcement@hinckley-bosworth.gov.uk](mailto:planning.enforcement@hinckley-bosworth.gov.uk)

## THE PLAN

The former Smiths Garage, Atherstone Road, Pinwall, Atherstone, Leicestershire, CV9 3NB



## ANNEX

### WARNING

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 5.**

**THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE.**

If you are in any doubt about what this notice requires you to do, you should get in touch immediately with the Council's nominated officer Christine Zacharia, Planning Enforcement Team Leader, Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR

EMAIL: [planning.enforcement@hinckley-bosworth.gov.uk](mailto:planning.enforcement@hinckley-bosworth.gov.uk)

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters.