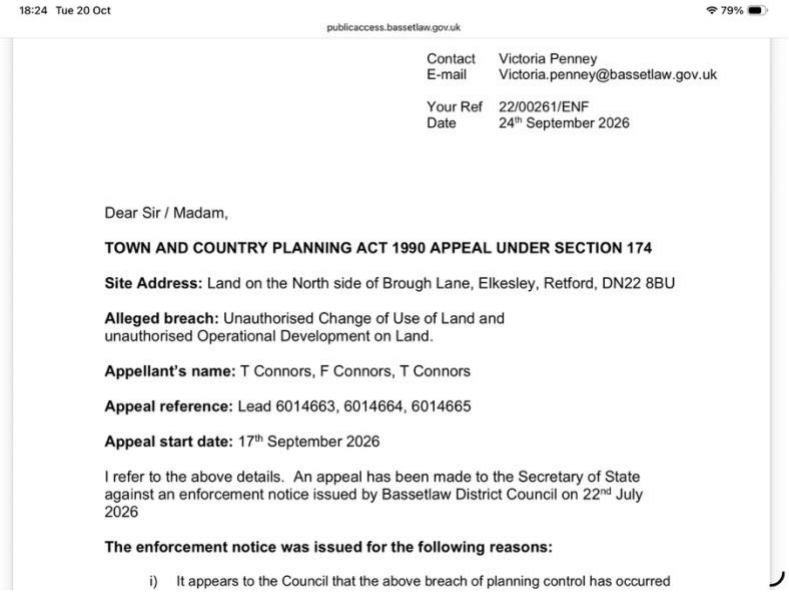
This is a letter from Victoria Penney (Bassetlaw Planning Enforcement) notifying Elkesley residents of an appeal against Bassetlaw District Council's decision to enforce District and Neighbourhood planning policies and return the site to its former rural character, now that a retrospective planning application to authorise the caravan site has been refused. The appeal is lodged by the owner of the 'unauthorised caravan site' and now rests with the UK Government Planning Inspectorate for determination as an independent authority.



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publicaccess.bassetlaw.gov.uk

Contact Victoria Penney
E-mail Victoria.penney@bassetlaw.gov.uk

Your Ref 22/00261/ENF
Date 24th September 2026

Dear Sir / Madam,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 174

Site Address: Land on the North side of Brough Lane, Elkesley, Retford, DN22 8BU

Alleged breach: Unauthorised Change of Use of Land and unauthorised Operational Development on Land.

Appellant's name: T Connors, F Connors, T Connors

Appeal reference: Lead 6014663, 6014664, 6014665

Appeal start date: 17th September 2026

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Bassetlaw District Council on 22nd July 2026

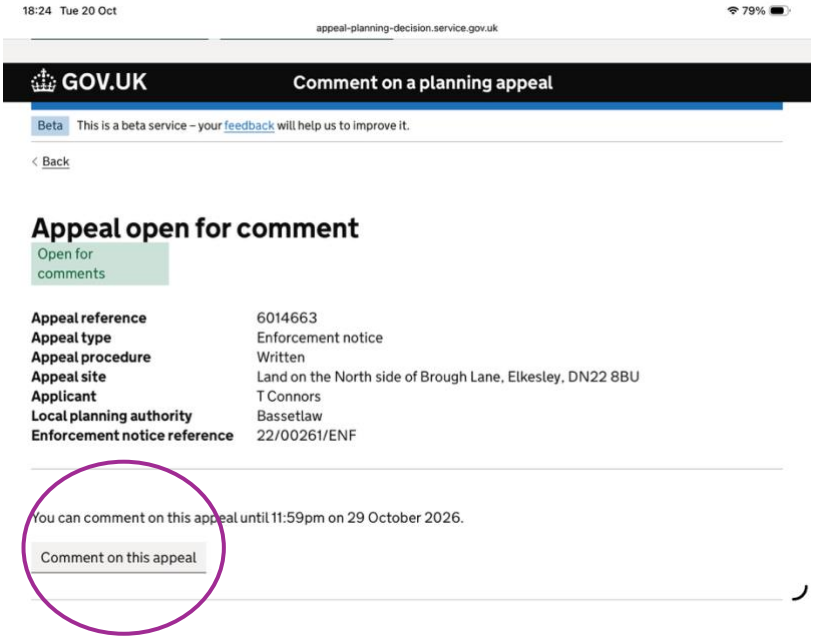
The enforcement notice was issued for the following reasons:

i) It appears to the Council that the above breach of planning control has occurred

This is the link to access the online Planning Inspectorate appeals system

https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/appeals/6014663

Whilst there are 3x reference numbers related to this appeal, the Planning Inspectorate appeal system only allows for public comments on a single reference for ease of admin: **6014663**



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GOV.UK Comment on a planning appeal

Beta This is a beta service – your feedback will help us to improve it.

< Back

Appeal open for comment

Open for comments

Appeal reference	6014663
Appeal type	Enforcement notice
Appeal procedure	Written
Appeal site	Land on the North side of Brough Lane, Elkesley, DN22 8BU
Applicant	T Connors
Local planning authority	Bassetlaw
Enforcement notice reference	22/00261/ENF

You can comment on this appeal until 11:59pm on 29 October 2026.

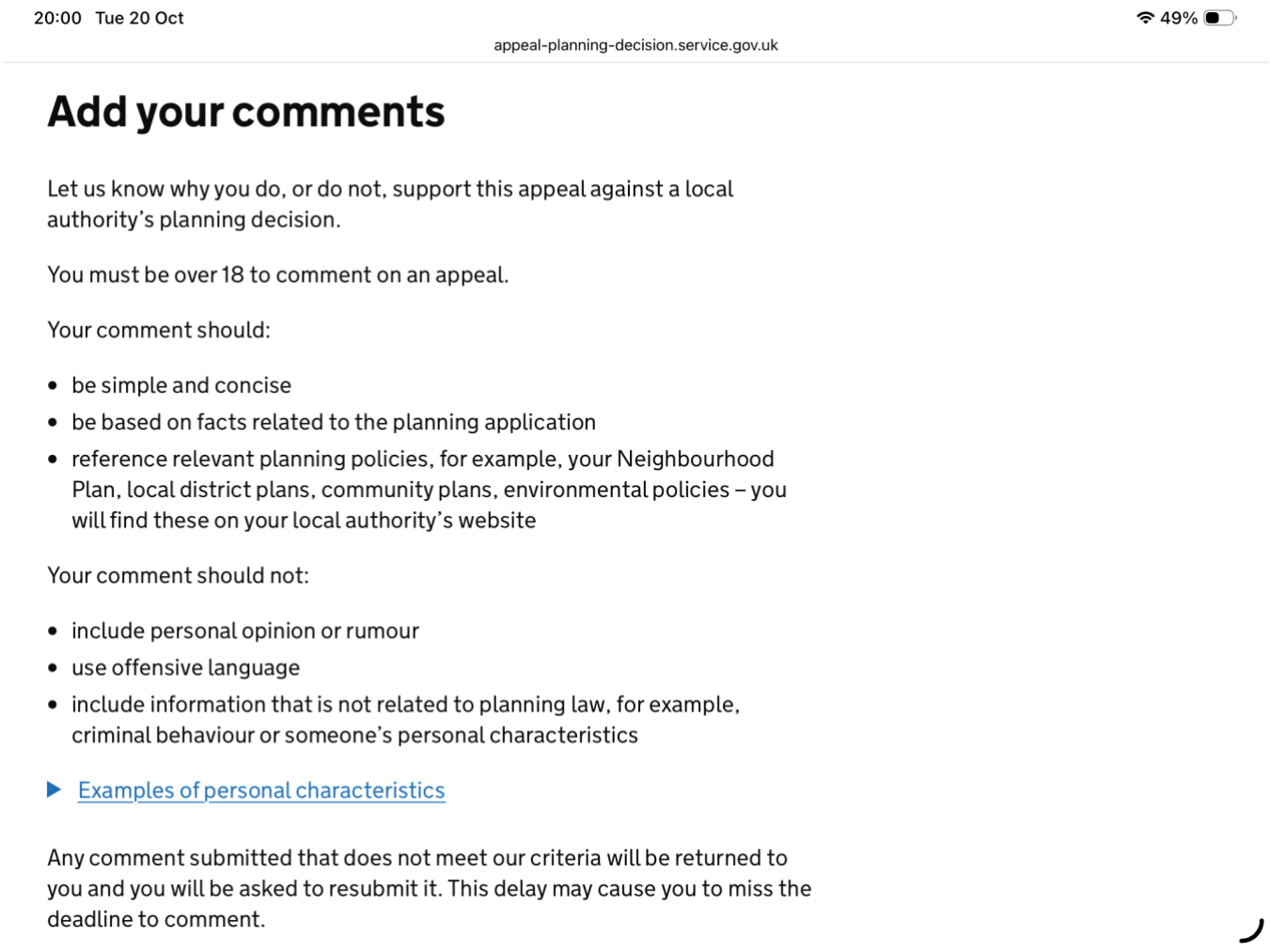
Comment on this appeal

This site is not to be confused with Bassetlaw District Council's planning website, which is used in the case of planning enforcement appeals purely as an administration portal on behalf of the planning inspectorate.

Elkesley Parish Council have instructed Gracechurch Town Planning Ltd to act as a planning consultant in support of our community. Andy has identified the appellant's (landowner) grounds for appeal and has provided us with his professional opinion, which will form the basis of his formal submission to the Planning Inspectorate on behalf of the Parish.
In a strange twist of fate, despite Elkesley residents repeatedly asking Bassetlaw District Council to simply enforce their own Local Plan and our own Neighbourhood Plan policies since 2019, in this case we are now finally on the same side, as Bassetlaw DC have commenced enforcement proceedings against the landowner (also known as land at Pepperley Hill) for breach of planning control and therefore we are supporting their efforts.

It is imperative that Elkesley residents show their support of the council's position via submission of comments to the Planning Inspector and rejecting the appellant's grounds for appeal so that enforcement can recommence at the earliest opportunity, with the site cleared and restored to its former rural character.

The planning inspector have published guidance for public consultees commenting on appeals hence please be mindful of the need to relate purely to matters of planning concern.



I have submitted comments via the portal based on the grounds of the appeal as identified by Gracechurch planing as follows: These can be used as a template for Elkesley residents from which to base *their own* commentary on, always keeping in mind the guidance provided by the planning inspector. You must be sure to provide your own name, address and email in the comments form and fill in the (**blanks**) in the template prior to any copy & paste!

You will receive an email receipt upon successfully uploading comments.

Dear Planning Inspectorate,

(**Name**), of (**Address**) writing in support of Bassetlaw District Council's attempt to enforce their own adopted Local Plan policies in respect of an appeal (PINS ref: 6014663, 6014664, 6014665) against enforcement notice (22/00261/ENF) at 'Land on the North side of Brough Lane, Elkesley, Retford, DN22 8BU.

I do not support this appeal and wish to make the following comments regarding the appellant's case:

Ground (b) – that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

The principal breaches of planning control identified by said Enforcement Notice - namely the unauthorised use and development of the appeal site – HAVE CLEARLY OCCURRED! The appellant themselves have provided proof of this to the Planning Inspectorate in support of this appeal, and to Bassetlaw District Council via 24/00622/FUL 'Retrospective Residential Caravan Site with Refurbishment of Building to Act as a Day Room Including Ancillary Works', which was REFUSED due to multiple planning issues raised by statutory consultees, including 'residential development outside a defined settlement boundary' (as per adopted Elkesley Neighbourhood Plan and Bassetlaw Local Plan), unsuitable highway access and several environmental issues. Therefore, any appeal under ground (b) should be thrown out.

Ground (c) – that there has not been a breach of planning control

The appellants have argued ground (b), in effect stating they have NOT breached planning control and therefore proposed enforcement action invalid, however in also seeking to appeal via ground (c), this suggests an admission of development having taken place, but for some unknown reason, they don't deem planning permission as necessary. This raises a further question, why then did they apply for retrospective planning permission? To argue grounds (b&c) is a major contradiction and both grounds can't be right. The unauthorised use and development of the appeal site obviously requires full planning permission, however as this has not been granted by the local authority for the many reasons already explained, there is clearly a breach of planning control and appeal under ground (c) should also be thrown out.

Ground (g) – that the time given to comply with the notice is too short.

The owner of this site has made a mockery of the UK planning system for over 7 years, firstly refusing to apply for planning permission to start a caravan site business (circa 2018) by undertaking 'engineering operations' (by virtue of adding hardstanding) and erecting fences abutting the highway (beyond those allowed under Permitted Development regulations). They then welcomed up to 30 static caravans or mobile homes illegally, before erecting a permanent 'dayroom' without any obtaining official licences or consents to operate. They have failed to adhere to any given deadlines for submission of retrospective applications by the district council, deliberately provided a poor standard of documentation to delay attempts at determination, consistently argued about due statutory planning fees and delayed enforcement action via spurious claims of discrimination against 'Travellers', despite the local authority themselves refusing retrospective planning permission on the grounds that 'Insufficient information has been provided to the Council with regard to demonstrating whether the applicant meets the definition of Gypsies and Travellers'. The appellant has had YEARS to proactively make their case, only to continually drag along the planning process when forced to do so, whilst operating an illegal business to the detriment of Elkesley Village and our community, without paying due business rates to the local authority, nor providing evidence that site utilities connections have been legally obtained when challenged (allegations confirmed via a Freedom of Information requests to Bassetlaw District Council).

My view is that the timeframe given to comply with the Enforcement Notice is entirely appropriate and ANY leniency offered to the appellant will only cause further dither and delay, whilst legally abiding Elkesley village residents continue to have their protected human rights abused (under Article 1 of Protocol 1 to the Human Rights Act 1998 and the European Convention on Human Rights), which guarantees everyone the right to safe and peaceful enjoyment of their property and possessions. As has been reported frequently in the national press during 2026, caravan dwelling communities are perfectly able to inhabit previously undeveloped rural sites over a single bank holiday weekend, hence the enforcement notice compliance period is perfectly reasonable and can't come a day sooner for residents who have long suffered at the hands of the appellant, who has no respect for villagers, the law, nor the environment. I would remind the appellant that planning enforcement should have been served on this site as soon as unauthorised development was reported by Elkesley Parish Council in January 2019. The Planning Inspectorate has an opportunity in 2026 to restore community faith in the UK planning system by simply supporting Bassetlaw District Council in enforcing their own planning policies and return this site to its former rural character at the earliest opportunity.

Regards,
(**Name**).
Date (**X**) October 2026

