
BREACH OF PLANNING CONTROL AT THE GREAT WALL RESTAURANT, 6 EAST STREET, ROCHFORD,**1 SUMMARY**

- 1.1 The Acting Head of Planning Services reports the Breach of Condition No.1, of planning permission App. Ref. 99/00420/FUL, that requires the installation of the approved shop front by 25th March 2000.
- 1.2 Members may recall that the above retrospective application was approved for the alteration to the shop front, dated 25th November 1999. This was as a result of an enforcement investigation whereby it was observed that the original shop frontage had been altered without the benefit of planning permission whilst other approved extensions were being constructed at the site. That approved scheme included a number of minor alterations, which were considered preferable by the County Historic Buildings and Conservation Officer, to the unauthorised shop front.
- 1.3 The proprietors have been contacted requesting that the requisite works be carried out and, whilst that time period does not expire until 14th July 2000, it is considered expedient to seek a Committee resolution for enforcement action should the requirements of the Condition remain outstanding.
- 1.4 The site is located within the Rochford Conservation Area. In this particular location there is a need for an appropriate and sympathetic design to be sought in order to protect and enhance the appearance and character of the area. It is considered that the current shop front design fails to meet these criteria.

2 ENVIRONMENTAL IMPLICATIONS

- 2.1 As set out above.

3 FINANCIAL/RESOURCE IMPLICATIONS

- 3.1 There are no direct implications for the Local Planning Authority arising from this matter other than the normal resource implications in consequence of the recommendation.

4 LEGAL IMPLICATIONS

- 4.1 Any action considered necessary through the Courts to remedy the breach.

5 PARISH IMPLICATIONS

- 5.1 The site lies within the Parish of Rochford

6 RECOMMENDATION

It is proposed that the Committee **RESOLVES**

That the Corporate Director (Law Planning and Administration) be authorised to take all necessary action including the issue of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (AHPS)

Shaun Scrutton
Acting Head of Planning Services

For further information please contact Richard Evans on (01702) 318093.