
BREACH OF PLANNING CONTROL AT 5 LEONARD DRIVE, RAYLEIGH, ESSEX.

1 SUMMARY

The Acting Head of Planning Services reports the the untidy appearance of the above site which, it is considered, is visually detrimental to the street scene

- 1.1 Following complaints from residents in the latter part of last year the site has been visited on a number of occasions and it now apparent that three unroadworthy vehicles in various stages of repair and a quantity of vehicle body panels, spares, etc. have been continuously kept in the front garden
- 1.2 Officers have spoken and written to the owners concerned who indicate that two vehicles are being repaired for the occupants' use whilst the third will be "scrapped". They feel they are being unfairly targeted and have requested that there be a greater time period for compliance with the deadlines, stated within Officers' letters, to clear the site. They have been advised to confirm their intentions and reasons for the extension of time in writing. However, at the time of drafting this report no written confirmation has been received and the vehicles, etc. remain on site.
- 1.3 It is evident that these items have been on site since at least October, 1999 and notwithstanding the fact that they have been re-positioned in the garden they still form an untidy feature in the street scene. Whilst there is sympathy with any resident wishing to carry out DIY repairs to their own vehicles, there has to be an assessment of what is reasonable in planning terms. It is considered that the items have been on the site for a considerable period and action now needs to be taken to improve the appearance of the site which has caused concern to the occupiers of neighbouring properties.
- 1.4 The Authority has powers under Section 215 of the Town and Country Planning Act 1990 to ensure the proper maintenance of land adversely affecting the amenity of a neighbourhood. Therefore, it is suggested that the steps to be taken on any notice should include the removal of all vehicles and the various spare parts, etc. within a period of two months from the date of the service of the notice.

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 Rayleigh Town Council area.

6 RECOMMENDATION

- 6.1 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 and now reported. (AHPS)

Shaun Scrutton
Acting Head of Planning Services

For further information please contact Nick Barnes on (01702) 318088.