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## **BREACH OF PLANNING CONTROL ON LAND AT MOONS FARM, CANEWDON ROAD, ASHINGDON, ESSEX**

### **1 SUMMARY**

- 1.1 To consider the report of the Head of Planning Services regarding a breach of planning control, namely the storage and siting of a number of mobile touring caravans at Moons Farm, Canewdon Road, Ashingdon, Essex.
- 1.2 Members will need to consider whether it is expedient to serve enforcement notices, etc. and this function is discretionary. However, the mechanisms of such actions are statutorily controlled.

### **2 INTRODUCTION**

- 2.1 The land in question is located at Moons Farm, north of Canewdon Road, Ashingdon. The caravans are stored within an area towards the north of the complex of buildings at the farm and at any time during visits there have been up to six standard size white touring caravans stored on site.

### **3 PLANNING HISTORY**

- 3.1 This matter was first noticed during Officer's investigations of a different breach of planning control on the same site. It was noted that there were a number of domestic caravans stored on the site.
- 3.2 Contact was made with the site owners and they were invited to either remove the caravans or to apply, retrospectively for their retention. The site owner chose to apply for retrospective permission (application ref. 01/00616/FUL) to store the caravans here but, following consideration, this was refused on the grounds that the proposal was contrary to Green Belt policies.

### **4 PLANNING ISSUES**

- 4.1 The site is situated within the Metropolitan Green Belt and as such there is a general presumption against development. Policy GB1 of the Rochford District Local Plan (RDLP) and Policy C2 of the Essex and Southend Replacement Structure Plan state that planning permission will not be granted for new buildings for purposes other than agriculture, mineral extraction or forestry, small-scale facilities for outdoor participatory sport, or similar uses which are open in character.
- 4.2 Furthermore, Policy GB5 states that permission will not be given, within the Green Belt, for a change of use involving open storage. The touring

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caravans stored here contribute, however incrementally, to a gradual reduction in the openness of the Green Belt.

- 4.3 Finally, Policy RC8 of the RDLP refers to Landscape Improvement Areas (LIA's), of which this land is within, and states that any development within these areas should contribute to the enhancement of such an area. The caravans here, by virtue of being stored in the open, cannot be argued to contribute in any way to the enhancement of the area.
- 4.4 It is considered necessary that in order to uphold primary Green Belt and other policies, Enforcement action be taken. Officers are therefore seeking authority for Enforcement action that it is hoped will see the ultimate cessation of the use of this land for the storage of caravans.

## 5 RECOMMENDATION

- 5.1 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 now reported. (HPS)

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