

BREACH OF PLANNING CONTROL AT LAND OPPOSITE 10 DISRAELI ROAD, RAYLEIGH, ESSEX.

1 SUMMARY

- 1.1 The Acting Head of Planning Services reports the use of the above land for the unauthorised storage of vehicles.
- 1.2 Four vehicles were first observed at the site by a planning officer on visiting the location in respect of another matter on 30 November 1999. The landowner was informed that a breach of planning control was occurring and that action was needed to be taken by himself in order to regularise the matter, but to no avail.
- 1.3 The land is situated within the Metropolitan Green Belt and, as such, conflicts with Policy GB1 of the Local Plan and Policy S9 of the Essex Structure Plan. Accordingly there is a presumption against development other than that related to agriculture, forestry etc. Furthermore the land straddles the boundary of the Roach Valley Nature Conservation Zone, to which Policy RC5 of the Local Plan refers. However, no material affect on conservation by the breach is apparent.
- 1.4 It is considered that the stationing of four unroadworthy vehicles in a field would be contrary to the above policies, reducing the openness of the Green Belt in this rural location. If allowed to remain the policies and purposes of the Green Belt would be undermined.

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 Rayleigh

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 now reported. (AHPS)

Shaun Scrutton
Acting Head of Planning Services

For further information please contact Richard Evans on (01702) 318095.