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## BREACH OF PLANNING CONTROL AT LAND BETWEEN 283 AND 289 PLUMBEROW AVENUE, HOCKLEY

### 1 SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding breaches of planning control, namely the stationing of a mobile home and caravans for residential and storage purposes on the above land within the Metropolitan Green Belt.

### 2 INTRODUCTION

- 2.1 This report is made following action by officers under delegated powers to take appropriate enforcement action. Under Minute No. 05/02, Enforcement Notices, etc., can be issued against such activities with the proviso that this is reported to this Committee at the next possible meeting.
- 2.2 This breach is occurring within the Metropolitan Green Belt and involves the stationing of a mobile home and caravans for residential and storage purposes, together with incidental items such as sheds and fences on this previously undeveloped area of land within the Metropolitan Green Belt

### 3 PLANNING HISTORY OF THE SITE

- 3.1 **10 July 2003** Change Of Use To Residential, Stationing Of One Mobile Home and One Touring Caravan for A Gypsy Family (03/00623/COU) **REFUSED 22 August 2003**

**NOTE:** Appeal received on 05 September 2003 against this refusal.

### 4 PLANNING ISSUES

- 4.1 The above application was refused for the following reasons - "The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and to Policy C2 of the Essex and Southend-on-Sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new structures or for the change of use or extension of existing structures (other than reasonable extensions to existing structures, as defined in Policies GB2 and GB7 of the Local Plan), for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sports and recreation, cemeteries or similar uses which are open in character. Any development that is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

- 4.2 The proposal for the development of this site does not fall into any of the above categories and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against the construction of new mobile homes in the Green Belt.
- 4.3 Following this refusal it was apparent that the site had not been cleared and was unlikely to be so in the immediate future. Therefore an Enforcement Notice was issued under the Head of Planning's delegated powers. Any appeal into this Notice is likely to be considered simultaneously with the appeal mentioned at paragraph 3.1. above.

## **5 RECOMMENDATION**

- 5.1 It is proposed that the Committee **RESOLVES**

That the above action now reported be noted and endorsed.

Shaun Scrutton

Head of Planning Services

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**Background Papers:** None

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