
**BREACH OF PLANNING CONTROL AT THE CASTLE
INN PUBLIC HOUSE CAR PARK, 181 LITTLE
WAKERING ROAD, LITTLE WAKERING, ESSEX**

1 SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding a breach of planning control, namely the change of use involving the stationing of a commercial vehicle at 181 Little Wakering Road, Little Wakering, 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 Investigations reveal that two articulated lorries are being permanently parked or stored on the car park adjacent to the Castle Inn Public House. These represent an unauthorised change of use as well as being of serious visual detriment to the surrounding area.

3 THE SITE & THE BREACH

- 3.1 This breach concerns an area of the car park adjacent to, and north of the Castle Inn Public House at 181 Little Wakering Road. Its designation in the Local Plan is residential, and consequently the stationing of commercial vehicles of this nature would not normally be encouraged.
- 3.2 The owner of the site was first contacted via letter, earlier in the year and informed that an unauthorised change of use had occurred. He was given 28 days to clear the vehicles from the site.
- 3.3 No response was received from the owner, although a further site visit was undertaken in October 2000, revealed that one of the lorries had been removed from the site. One remained however and a further letter was sent to the site owner giving him a further 28 days to remove the final vehicle. This time he responded and indicated his willingness to comply within the specified deadline. Following the expiration of this deadline however a further site visit revealed that the lorry had still not been removed, and despite further assurances from the owner that the lorry would be towed away by the following weekend, this was not carried out.
- 3.5 The vehicle appears to be unroadworthy and not only does it represent an unacceptable change of use in a residential area, but it is also

causing serious detriment both to the visual amenity of the residential area and of views out across the Metropolitan Green Belt. Therefore having given the owner ample time to comply, the following recommendation is made to Members.

4 RECOMMENDATION

4.1 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. (HPS)

Shaun Scrutton

Head of Planning Services

For further information please contact Dave Beighton on: -

Tel: - 01702 318097

E-Mail: - david.beighton@rochford.gov.uk