
**BREACH OF PLANNING CONTROL AT CREEK VIEW,
BECKNEY AVENUE, HOCKLEY, ESSEX.****1 SUMMARY**

- 1.1 The Acting Head of Planning Services reports the unauthorised change of use of the above land for the sitting of camper vans, caravans, other habitable accommodation and associated materials, and a material change of use of the land to that of residential.
- 1.2 The use of the above land for residential purposes by travellers was first reported to this office on 11th April 2000 and on a subsequent site visit by officers it was observed that a variety of vehicles, including camper vans, caravans and transit vans, were located on this plot of land. The land was previously unoccupied and consisted mainly of scrub vegetation and trees, located adjacent to the site currently being developed for residential purposes at Etheldore Avenue. The occupiers appear to intend to remain on the land for the foreseeable future having ignored officer requests to move off the land. It has been observed by officers that the occupiers of the land are 'New Age Travellers' and as they are not moving around the country looking for work, do not comply with the code for Gypsy Travellers produced by Essex County Council.
- 1.3 The land is located within the Metropolitan Green Belt and, as such, the use 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. It is considered that the stationing of numerous vehicles and caravans in connection with residential purposes is contrary to the above policies, to the detriment of the character of the Green Belt.
- 1.4 No justifiable reason or circumstance is apparently occurring or been given by the occupiers to meet Local Plan criteria to permit the current use to continue. If allowed to remain the policies and purposes of the Green Belt would be undermined.

2 FINANCIAL/RESOURCE IMPLICATIONS

- 2.1 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.

3 LEGAL IMPLICATIONS

- 3.1 Any action considered necessary through the Courts to remedy the breach.

4 PARISH IMPLICATIONS

- 4.1 The site lies within the Parish of Hockley.

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 of planning control now reported. (AHPS)

Shaun Scrutton
Acting Head of Planning Services

For further information please contact Richard Evans on (01702) 318093.