
BEECHCROFT, BURLINGTON GARDENS, HULLBRIDGE

1 SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding the change of use to residential and the stationing of temporary buildings at Beechcroft, Burlington Gardens, Hullbridge without the benefit of planning permission.
- 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 THE ENFORCEMENT CASE

- 2.1 The site at Beechcroft is split into two distinct halves, with the north end having an apparently long established use for the stationing of mobile homes. A high fence has been erected down the centre of the site splitting it formally. The southern half of the site has been subject to increasing development over the last year.
- 2.2 The site has been cleared of the overgrown vegetation and investigations revealed that the owner intended to use the plot for recreation with his family. A touring caravan was being stored on the site and an amount of road planing had been deposited on the site to improve access.
- 2.3 However, further to this a septic tank and services were installed on site. The Environment Agency was contacted to investigate the septic tank and have taken action with regard to the potential for pollution from this installation.
- 2.4 A recent site visit found that the owner has brought a two unit caravan onto the site together with a two unit temporary building. These four parts have been joined together to form one structure, which has been connected to mains water and non-mains foul water disposal. The owner is using the structure for residential purposes.
- 2.5 The southern part of the site has no history of residential use and, together with the surrounding land, lies within the Metropolitan Green Belt (MGB) and a Landscape Improvement Area as defined by the Rochford District Local Plan First Revision (RDLP). This contains policies restricting residential development within the MGB (GB1) and specifying development details within the Landscape Improvement Area (RC7).

-
- 2.6 The development is an incongruous feature within the MGB and is contrary to policies within the RDLP and the Replacement Essex County Structure Plan and central government guidance provided within Planning Policy Guidance Note 2 – Green Belts. To allow it to remain would set an unwelcome precedent and could result in further reductions in the openness of the MGB. The method of foul water disposal may also be contrary to central government guidance as provided within Circular 3/99.

3 CONCLUSIONS

- 3.1 The development is contrary to development plan policies and central government guidance. The structures erected on the site are of poor quality and are an incongruous form of development. Notwithstanding the established neighbouring use, further development in this area is undesirable. There are no known very special circumstances to outweigh the policy considerations and therefore the LPA needs to seek removal of the development.

4 LEGAL IMPLICATIONS

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

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. (HPS)

Shaun Scrutton

Head of Planning Services

For further information please contact Andrew Meddle on:-

Tel:- 01702 318096
E-Mail:- andrew.meddle@rochford.gov.uk