

BREACH OF PLANNING CONTROL ON LAND AT HULLBRIDGE YACHT CLUB, POOLES LANE, HULLBRIDGE, ESSEX

SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding a breach of planning control namely the use of the site for the parking of commercial vehicles within the Metropolitan Green Belt at Hullbridge Yacht Club, Pooles Lane, Hullbridge, 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 Hullbridge Yacht Club is located north of Pooles Lane in Hullbridge. The breach involves the use of the site for the parking of commercial vehicles including, but not limited to, minibuses, lorries and JCB type mechanical diggers. The site is located within the Metropolitan Green Belt and as such represents unacceptable development.

3 PLANNING HISTORY

- 3.1 This use was first raised as a planning enforcement matter some years ago and authorisation was obtained from Committee to take any necessary enforcement action.
- 3.2 However, following authorisation, further visits revealed that the use of the site for the parking of commercial vehicles had ceased. No further complaints from members of the public were received and consequently no formal action was taken at this time.
- 3.3 A letter was then received in April of this year from a member of the public advising that the use had recommenced and was continuing regularly. A number of visits to the site by Officers revealed this to be the case and a Planning Contravention Notice (PCN) was served on the owners. In their response the site owners advised that the site was not used for the parking of commercial vehicles. The LPA responded saying that evidence was held that this was not the case and that authorisation for further action would be sought.

4 PLANNING ISSUES

- 4.1 As well as being within the Green Belt, the site lies within an area allocated as a "Yacht Club" and a Coast Nature Conservation Zone in

the Rochford District Local Plan (RDLP). Whilst restrictive policies apply to the latter no special policies apply to such areas that override primary Green Belt policies.

4.2 Policy GB1 states that:

“Within the Green Belt, permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use...of existing buildings...for purposes other than agriculture, mineral extraction or forestry...facilities for outdoor participatory sport...or similar uses which are open in character.”

4.3 The use of this site for the parking of commercial vehicles is not a use listed within Policy GB1 of the RDLP. The prime strategy of the Metropolitan Green Belt (MGB) policies is to prevent unacceptable development outside of the built up areas within the District. Furthermore, RDLP Policy GB5 states that open storage uses within Green Belt areas will be resisted.

4.4 This recommendation seeks authority to take necessary action to require the cessation of the use of this land for the parking of commercial vehicles.

5 RECOMMENDATION

It is proposed that the Committee **RESOLVES**

That the Head of Planning Services be authorised to take all necessary action, including the issue of Notices and action in the Courts, to secure the remedying of the breach now reported.

Shaun Scrutton

Head of Planning Service

Background Papers: None

For further information please contact Dave Beighton on: -
Tel:- 01702 318097
E-Mail: - david.beighton@rochford.gov.uk