

---

## **BREACH OF PLANNING CONTROL ON LAND WEST OF THE DOME CARAVAN PARK, LOWER ROAD, HOCKLEY, ESSEX**

### **1 SUMMARY**

- 1.1 To consider the report of the Head of Planning Services regarding a breach of planning control, namely the storage and siting of a number of mobile touring caravans on land west of The Dome Caravan Park, Lower Road, Hockley, 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 The land in question is located west of The Dome Caravan Park, Lower Road, Hockley. The caravans are stored within a field that backs onto a residential property. Site inspections have revealed that well in excess of 50 caravans are stored on this site at any one time.

### **3 PLANNING HISTORY**

- 3.1 This matter was first noticed during Officer's investigations of a different breach of planning control on an adjacent site. It was noted that there were a number of domestic caravans stored on the site and that a study of aerial photographs for the area revealed that this storage was slowly encroaching westwards towards the residential property "The Conifers" in Roslian Drive.
- 3.2 Research of this site revealed that a small part of the land was granted permission for caravan storage in the 1970's (reference ROC/806/73). It appears, however, as if, over time, the area used for such storage has gradually increased.
- 3.2 Contact was made with the site owners and they were invited to either remove the caravans from the unauthorised area or, since a claim was made that this storage had continued for in excess of ten years, to make an application for a Lawful Development Certificate to prove this use. They chose to make an application for a Lawful Development Certificate (reference 02/00461/LDC).
- 3.3 Following consideration of this application the decision was taken to grant a partial LDC based on aerial photographs from 1990 that show part of the site being used for the storage of caravans. A further photograph from 2000 shows that the use for caravan storage had

---

spread westwards although no evidence was presented by the applicant to show that this additional area should also be included in any certificate.

#### **4 PLANNING ISSUES**

- 4.1 The site is situated within the Metropolitan Green Belt and as such there is a general presumption against development. Policy GB1 of the Rochford District Local Plan (RDLP) and Policy C2 of the Essex and Southend Replacement Structure Plan state that planning permission will not be granted for new buildings for purposes other than agriculture, mineral extraction or forestry, small-scale facilities for outdoor participatory sport, or similar uses which are open in character.
- 4.2 Furthermore, Policy GB5 states that permission will not be given, within the Green Belt, for a change of use involving open storage. The touring caravans stored here contribute, however incrementally, to a gradual reduction in the openness of the Green Belt.
- 4.3 Finally, Policy RC9 of the RDLP refers the Coastal Protection Belt, of which this land is within, and states that no development within these areas will be considered unless it is shown that the development needs a coastal location and will not adversely affect the open and rural character of the coastline. As before, the storage of such a large number of caravans in this location has an adverse effect on the openness of the area, to the detriment of its appearance.
- 4.4 It is considered necessary that in order to uphold primary Green Belt and other policies, Enforcement action be taken. Officers are therefore seeking authority for Enforcement action that it is hoped will see the ultimate cessation of the use of this land for the storage of caravans, outside of the previously areas authorised by the original permission and the recent LDC.

#### **5 RECOMMENDATION**

- 5.1 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. (HPS)

Shaun Scrutton  
Head of Planning Services

---

---

**Background Papers:** None

For further information please contact Dave Beighton on: -

Tel:- 01702 318097

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