
STATIONING OF A CARAVAN ON LAND ADJACENT TO ROUNCEFALL, THE CHASE, ASHINGDON

1 SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding the stationing of a caravan on land outside the curtilage of Rouncefall, The Chase, Ashingdon.
- 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 Following a complaint, investigations revealed that a caravan was being stationed on land adjacent to footpath 14 in Ashingdon. The caravan is stationed on a paddock to the west of Rouncefall, outside the residential curtilage. The caravan is used for the storage of furniture and other items and is not currently used for residential purposes. Since January its condition has noticeably deteriorated.
- 2.2 The caravan lies with the Metropolitan Green Belt and a Landscape Improvement Area and is a noticeable and intrusive feature for walkers passing along the nearby public footpath. Its deteriorating condition also contributes to its inappropriateness.
- 2.3 Despite assurances from the owner that the caravan would be removed, first in April and then in June, the caravan remains *in situ*. The power to take enforcement action if necessary is requested to remove this eyesore that would be unlikely to gain planning permission.
- 2.4 Before proceeding with enforcement action an assessment needs to be made as to whether planning permission would be granted for the development. In this instance it is unlikely that planning permission would be granted as it would be contrary to policies GB1 (Green Belt development) and RC8 (Landscape Improvement Areas).

3 CONCLUSIONS

- 3.1 The stationing of the caravan on the land in question is an inappropriate use of land within the Green Belt and the development does not improve the landscape of the area in line with policy guidance. The removal of the caravan and the restoration of the land to a paddock type area would be much preferable to the current situation.

- 3.2 The authority to take whatever enforcement action is necessary to remedy the breach is sought to ensure that the land is maintained and used in an appropriate manner and that the current degradation is halted.

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)

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