

Alleged Unauthorised Development

Tonbridge
Trench

13/00384/USEM

559098 148253

Location: Whitelake Road Tonbridge Kent

1. Purpose of Report:

- 1.1 To report the alleged unauthorised change of use from car parking area to the use of the site for the placement of portable office units and storage containers used as a base for contractors.

2. The Site:

- 2.1 The site lies to the north of Whitelake Road at its junction with Derwent Road.

3. History:

- 3.1 There is no relevant planning history for the site.

4. Alleged Unauthorised Development:

- 4.1 The unauthorised change in use from residential parking area to the use of the site for the placement of portable office units and storage containers used as a base for contractors.

5. Determining Issues:

- 5.1 The area of land concerned is owned by Russet Homes and its lawful use is as car parking for the local residents. In the last month a number of containers and a portable office unit have been placed on the land to act as a base for contractors employed by Russet Homes to undertake improvements to their properties. If this work was just to be undertaken on adjacent land or in the nearby locality the use could be classed as permitted development requiring no planning permission from this Authority. However, it has been made clear by Russet Homes that the containers and portable office unit are being used whilst work to refurbish their properties takes place across the whole of the Tonbridge area. Such a use falls outside the parameters of permitted development and requires the benefit of planning permission from this Authority which has not been given.
- 5.2 Having spoken with Russet Homes I understand that it is their intention that the units should be removed before the date of the Area Committee meeting. However, should they fail to remove the units consideration will need to be given to enforcement action to seek the cessation of the use and the removal of the units. The site will be inspected in advance of the Committee meeting and a supplementary report presented to advise what action, if any, is required.

6. Recommendation:

6.1 A further Report will be provided at the Committee meeting.

Contact: Richard Edmonds