

Alleged Unauthorised Development

Wrotham
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06/00399/UNAWKS

562854 158731

Location: The Poplars London Road Wrotham Sevenoaks Kent TN15
7RR

1. Purpose of Report:

- 1.1 To inform Members of an alleged breach of planning control involving the extension of a hard surface parking area on the north-eastern part of the site.

2. Factual Matters:

- 2.1 It appears that an area of hardstanding to the rear of the buildings has been progressively extended. The extreme north-eastern part of the site containing an area of approximately 0.3ha appears to have been extended within the last four years by the laying down of road scalplings.
- 2.2 The site has the benefit of a recent planning permission for redevelopment to provide integrated highway depot composing offices, garaging, salt barn and storage areas with associated car parking and landscaping for the Kent County Council. The grant of planning permission TM/06/02342/CR3 would in ordinary circumstances negate the need to consider any further enforcement action. However the County Councils decision to grant planning permission is understood to be the subject of a challenge by Judicial Review. There is therefore a possibility that the approved development may not proceed. Where development consisting of building, engineering, mining or other operations has taken place in breach of planning control, no enforcement action may be taken after the end of a period of four years beginning with the date on which the operations were substantially completed. In this instance the Four Year rule will take effect before the legal position with regard to the planning permission for the depot has been finally determined. The retention of the hard surfaced area outside the context of the highway depot would not benefit from the very special circumstances demonstrated to justify the grant of planning permission TM/06/02342/CR3. It is therefore appropriate to consider enforcement action to preserve future control over the unauthorised development.
- 2.3 Discussions have taken place with the owners who are considering whether any remedial action is possible to remedy the breach and thus obviate the need for consideration of enforcement action. I shall report any progress in this matter and any recommended consequential action by way of a supplementary report.

3. Recommendation:

- 3.1 I **Recommend** that the above report **Be Noted**.