

Alleged Unauthorised Development

East Peckham
East Peckham And
Golden Green

08/00316/UNAWKS

567308 147468

Location: Montrose Investments The Hop Farm Country Park Maidstone
Road Paddock Wood Tonbridge Kent TN12 6PY

1. Purpose of Report:

- 1.1 To advise that a number of breaches of planning control have been found to have taken place at the Hop Farm relating to changes of use and unauthorised development without planning permission, works to Listed Buildings without Listed Building Consent and the display of advertisements both on and off the site.
- 1.2 An investigation is currently underway into these breaches, some of which may have cross departmental implications such as the use of premises as a House in Multiple Occupation and also failures to meet Building Regulation requirements.
- 1.3 The continuing changes taking place at the site are giving rise to concern not only within the Council but also in the wider community. On the basis of investigations so far it is likely to be necessary to take formal action against many of these breaches and there appears to be no likelihood of matters being resolved without such action. However, it is not possible to establish at the time of writing to identify all the specific and detailed breaches worthy of such action.
- 1.4 I therefore consider the appropriate approach would be for Members to give the authority to serve such Enforcement Notices and/or Stop Notices as may be required to remedy the breaches. When prosecution is the appropriate method of action this is delegated to the Chief Solicitor through the normal provisions of the constitution.

2. Recommendation:

- 2.1 That **DPTL BE AUTHORISED** to secure the service of such Enforcement and Stop Notices as may be required to achieve appropriate remedies of breaches of planning control, subject to such action being taken in accordance with the normal assessment criteria that would lead to a recommendation of Enforcement action to Committee.

Contact: Joanna Russell