

Alleged Unauthorised Development

East Peckham	(A) 09/00279/LB and	567391 147451
East Peckham And	08/00616/UNAWKS	
Golden Green	(B) 08/00653/UNAWKS	
	(C) 08/00665/UNAWKS	
	(D) 08/00613/UNAWKS	
	(E) 08/00647/UNAUTU	
	(F) 08/00633/ADVERT	
	(G) 10/00212/UNAUTU	
	and others	

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

1. Purpose of Report:

- 1.1 To bring Members up-to-date with the position on outstanding enforcement matters at the Hop Farm. Following a lengthy programme of investigations this Committee approved, in June 2010, the service of a number of enforcement notices and other action against unauthorised matters at the site. Following the rather complex process of serving a number of Notices they were formally issued.
- 1.2 This was just at the time that the Hop Farm appointed a new Chief Executive who, in short order, appointed a new Planning Consultancy to deal with the future of the site.
- 1.3 Two key factors arose as a result of these changes in personnel. Appeals were lodged against the enforcement notices but also immediately work was commenced on a review of the Planning Brief and Master Plan for the site (pursuant to Saved Policy P6/25) in an endeavour to review the context for the Council's enforcement action. This was a sensible approach for both the operator and the Local Planning Authority to ensure that the context for the lodged appeals is clearly established.
- 1.4 The draft Brief/Master Plan was reported to the June meeting of the Planning and Transportation Advisory Board, (PTAB) has been subject to consultation and will be subject to a further report to the meeting of the Board on 27 July. I shall update the Committee on the outcome of the discussions of the Board in a Supplementary Report.
- 1.5 The appeals against the Enforcement Notices are to be heard by way of a Local Inquiry scheduled to commence on 20 September. The operators have very recently provided a proposed timetable for the implementation of the principles set out in the Draft Brief/Master Plan which would, if both the Brief and the proposed implementation were to be agreed by the Council, significantly affect the consideration of the appeals.

- 1.6 I am in the process of assessing in detail the operator's proposed implementation timetable in light of my recommendation to PTAB and the Council's legal powers to review and reframe the Enforcement Notices even while they are under appeal. The key consideration in my mind will be as to how effectively the Council can ensure that the intended outcomes from the combined effect of the revised Brief/Master Plan and the authorised enforcement action can be achieved. In particular it will be important to establish whether it is possible to find appropriate solutions, including the submission of planning applications and their consideration, that will obviate the need for the Planning Inquiry and thus allow resources to be channelled to the resolution of outstanding issues as speedily as possible.
- 1.7 The aim in recent times has been to find an agreeable way forward that would provide the operator with a confident prospect of managing the site so as to ensure its economic sustainability but within a planning context that provides for a more appropriate and range of uses and activities that reflects the location and setting of the site and in particular the important historic buildings. I hope to be able to report a good degree of progress towards these aims.

2. Recommendation:

- 2.1 I will update the Committee further in a Supplementary Report

Contact: Lindsay Pearson