

# **TONBRIDGE & MALLING BOROUGH COUNCIL**

## **AREA 2 PLANNING COMMITTEE**

28 September 2016

Report of the Director of Planning, Housing and Environmental Health and Director of Central Services

Part 1- Public

Matters for Information

### **ENFORCEMENT ACTION IN CONNECTION WITH DEVELOPMENT AT LAND SOUTH WEST CLAYGATE HOUSE, WINFIELD LANE, BOROUGH GREEN – UPDATE REPORT**

To update Members on enforcement action taken using emergency powers in connection with the development on land south-west of Claygate House, Winfield Lane, Borough Green. (16/00016/USEM)

#### **1.1 Introduction**

1.1.1 Enforcement investigations concerning various activities and operational development in connection with this land recently concluded that a number of uses had ensued and operational development had taken place without the benefit of planning permission. To summarise, these breaches of planning control include the following:

- Siting of a caravan believed to be in residential occupation;
- Creation of an associated residential curtilage in connection with the occupation of the caravan;
- Open storage across portions of the site; and
- Creation of areas of hardstanding and access track.

1.1.2 Given the specific nature of the site - it is located within the Metropolitan Green Belt and open countryside and is situated adjacent to the Conservation Area - and in order to ensure that none of the elements under investigation became immune from planning control, the decision was taken to use the emergency powers of the Director of Central Services to serve a series of Enforcement Notices requiring the removal of the unauthorised development and cessation of unauthorised uses.

- 1.1.3 The Enforcement Notices were served on 09 September 2016. If no appeal is lodged by the developer, the Notices will become effective on 11 October 2016 with the period for compliance in each case being by 11 January 2016.

## **FOR INFORMATION**