

**Alleged Unauthorised Development
Platt 13/00128/USEM**
Borough Green And
Long Mill

Location: Kellys Farm Crouch Lane Borough Green Sevenoaks Kent

1. Purpose of Report:

- 1.1 To report the unauthorised change in use of the site from agricultural to open storage of storage containers, vehicles and vehicle parts, caravan, building materials and rubble.

2. The Site:

- 2.1 The site is located within the Metropolitan Green Belt and forms an area of land to the west of Crouch lane.

3. Relevant Planning History:

- 3.1 None

4. Alleged Unauthorised Development:

- 4.1 Without planning permission the change in use of the land from agricultural to open storage of storage containers, vehicles and vehicle parts, caravans, builders' materials and rubble.

5. Determining Issues:

- 5.1 The site first came to the Council's attention following a complaint that it was being used as a residential caravan site. Although a caravan was located on the site, investigations found no evidence that it was being occupied for residential purposes. The site was subsequently monitored to establish if at any point this position changed. As part of the investigation, a Planning Contravention Notice was served on the owner of the site at his last known address and on site in an attempt to establish certain facts concerning the use of the caravan and the land on which it was located but no response has ever been received to that Notice.
- 5.2 More recently, and incrementally, the site has been increasingly used for the storage of not only the caravan but also a motor vehicle, motor vehicle parts, two large metal storage containers and a quantity of builders' rubble and waste materials, to a degree now where it is clear that a material change of use of the land has occurred. Such a change of use requires planning permission and no such permission has been granted.

5.3 The site lies within the Metropolitan Green Belt, where restrictive planning policies apply. The material change of use of land is considered to be inappropriate development within the Green Belt which is harmful by definition and which requires the demonstration of very special circumstances before planning permission can be granted. I can find no evidence of any very special circumstances being present in this case that would give rise to the grant of planning permission for the change of use. Furthermore, the nature and scale of the use occurring is causing overt harm to openness of the Green Belt and more general harm to the rural and visual amenities of the locality.

5.4 In light of these considerations, I recommend that it is appropriate to take Enforcement Action to seek the cessation of the unauthorised storage use and the removal of all storage containers, vehicles and vehicle parts, caravans, building materials and rubble. I would suggest than an appropriate time scale for compliance with the Notice be three calendar months from the Notice taking effect.

6. Recommendation:

6.1 An Enforcement Notice **BE ISSUED** to seek the cessation of the use of the site as open storage and to remove from the land all storage containers, vehicles and vehicle parts, caravans, building materials and rubble.

Contact: Richard Edmonds