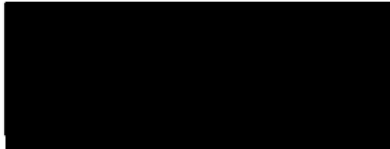


Action under delegated authority of Director	
Action taken by Director in consultation with Chairman	√
Urgent action under Part 3 of the Constitution	

Subject: **Woodland Stables, Cock Lane, Hoddesdon, EN11 8LS**

Executive Committee(s) concerned: **Planning and Regulatory**

Signature and designation of officer(s) taking action:



Date 05/06/2023

Louise Hart
On Behalf of DM Manager

Name of Chairman or Vice-Chairman Consulted:

I have been consulted and concur with the recommendations set out below:

Councillor A Payne
(Chairman)

Signature:



Date: 05/06/2023

Please set out below the following:-

If using Part 3 please set out reason for urgency

Not Applicable

Background (specify proposals, financial and staffing implications (if any etc))

Following a review of a case from the backlog, planning compliance officers identified that development had taken place on the above land. Whilst the initial report referred to some limited works, the site visit showed extensive hard surfacing, buildings, and a change in the use of the land to residential through the stationing of mobile homes.

An application for planning permission was submitted in March 2023 to change the use of the land to “residential, for members of the Gypsy Traveller community for 7no. static caravans 6no., touring caravans, parking for 12 cars, hardstanding, and associated development. This application (reference 07/23/0119/F) was refused on 25 May 2023 for the following reasons:

1 The development does not safeguard the Green Belt countryside from encroachment. The very special circumstances do not outweigh the harm to the Green Belt in this case. Therefore, the development is contrary to Policy GB1 of the Broxbourne Local Plan (2018 - 2033), Policy E (paragraph 16) of Planning Policy for Traveller Sites (August 2015) and the aims and objectives of the National Planning Policy Framework (July 2021).

2 There are no footways leading to the site, and the highway is subject to 60mph restricted speed limit with no street lighting and limited grass verge to walk on. Therefore, pedestrians would have to route on the carriageway, which represents a highway safety concern. The development fails to ensure that the safety of all movement corridor users is not compromised, therefore is contrary to Policy TM2 of the Broxbourne Local Plan (2018 - 2033) and the aims and objectives of the National Planning Policy Framework (July 2021).

It has also been identified that the site has been extended to another parcel of land on Cock Lane, within the same ownership, and is linked to this existing site by a hard surfaced road. It also benefits from an access via Cock Lane. Planning permission has not been sought for this additional area and there is no reason any such application would receive a different outcome to application 07/23/0119/F. Photographs of the new site, and its link to the existing site, are appended below.

The works encroach onto part of Hoddesdon Quarry and another parcel of land owned by a third party so these landowners, who include The Hertfordshire Golf & Country Club, will also be served with the Notice.

Recommendations

Your agreement is now sought to the issuing of an Enforcement Notice covering both sites to ensure the cessation of this breach of planning control and, subject to a review of the evidence, to authorise the Head of Legal Services to institute criminal proceedings for non-compliance with the notices and/or direction action as appropriate.

A draft Notice is attached for your information.

Contact Officer: Laura White

Action reported to Committee on:-

Committee _____ Date:

Appendix – Photographs



Photograph 1 – Site considered under application 07/23/0119/F



Photograph 2 – original site and link road



Photograph 3 – Link road to extended site



Photograph 4 – additional site