

Enforcement of Planning Control
Enforcement Item for Consideration: 7 Bungalow Lane, Thorpe
Report by Planning Officer (Compliance and Implementation)

Summary: This report concerns the unauthorised stationing of two static caravans on land at 7 Bungalow Lane, Thorpe St. Andrew.

Recommendation: That authority be given:

- (i) to serve a Planning Enforcement Notice requiring the removal of the two caravans; and
- (ii) for the prosecution to be instigated should there be non-compliance with the Planning Enforcement Notice.

Location Northern bank of River Yare off Bungalow Lane, Thorpe St Andrew
(Old Kingfisher Boat Yard)

1 Background

- 1.1 In early January 2012 the Authority became aware that two static caravans had been stationed on the land without prior planning approval.
- 1.2 On 12 January 2012 a site visit was made with the land owner in attendance. It was explained to the owner during this meeting that prior planning approval was required to allow the caravans to be stationed on the land. The caravans are currently empty, but it is understood from discussions that the landowner has aspirations to develop holiday accommodation on the site. The owner was asked to remove the caravans or submit a retrospective planning application which would be considered.
- 1.3 Following the site meeting a letter was sent to the owner on 12 January 2012 summarising discussions at the meeting and requiring the owner to remove the two caravans from the land. A deadline was given of 2 February 2012.
- 1.4 To date the two caravans remain stationed on the land and no retrospective planning application has been submitted.

2 Policies

- 2.1 The following policies of the Local Development Framework Development Management Policies DPD 2011-2021 are applicable:
[DMP DPD - Adoption version.pdf](#)

DP4 – Design

DP15 - Holiday Accommodation - New Provision and Retention
DP20 - Development on Waterside Sites in Commercial Use, including Boatyards
DP26 - Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers
DP29 - Development on Sites with a High Probability of Flooding.

- 2.2 The following policies of the Development Framework Core Strategy 2007 – 2021 Development Plan are applicable:

[Core Strategy \(Adopted Sept 2007\).pdf](#)

Policy CS1 – Landscape protection and enhancement

Policy CS20 – Development within flood zones.

3 Description of Site and Development

- 3.1 The land is situated on the northern bank of the River Yare upstream of the A47 bridge. The site is accessed via Bungalow Lane. The site was originally part of the Kingfisher Boat Yard. A number of the old boatyard buildings remain on the site including two cottages which are used by the owner as holiday accommodation.
- 3.2 There is some historic photographic evidence to show that a caravan has been stationed on the site in the past. The Authority's photographic records show no caravan on site in 2010. As this indicates a break in the timeline any claim that this caravan is immune from enforcement can not be considered.
- 3.3 Static caravans are not a form of development which is encouraged on the Broads as they tend to be intrusive visually and difficult to assimilate into the open landscape. This is a riverside site where such development would need to be considered carefully and is unlikely to be acceptable on a permanent basis due to the adverse visual impact.

4 Action Proposed

- 4.1 The two caravans are stationed on the land without the necessary planning approval. It is recommended that an Enforcement Notice is served requiring the removal of the two caravans. The Authority is also requested to seek compliance through prosecution if necessary.

5 Financial Implications

- 5.1 There may be legal costs associated with this course of action.

Background papers: Broads Authority DC Enforcement File BA/2012/0001/UNAUP2

Author: S L Sewell
Date of report: 30 March 2012

Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

BA/2012/0001/UNAUP2 - 7 Bungalow Lane, Thorpe St Andrew, Norwich
Unauthorised stationing of two static caravans on land

