

**Enforcement of Planning Control: Enforcement Item for Consideration
Freedom Boating Holidays, Horning
Unauthorised Stationing and Use of a Number of Static Caravans**
Report by Planning Consultant (Compliance and Implementation)

Summary: This report concerns the unauthorised stationing and use of a number of static caravans.

Recommendation: That authorisation is granted for any necessary enforcement action to secure the removal of the caravans.

Location: Freedom Boating Holidays, Ferry View Road, Horning

Breach of Planning Control: Unauthorised stationing and use of a number of static caravans

1 Background

- 1.1 In March 2011 the Authority became aware that a number of static caravans were stationed at the Freedom Boating Holidays yard in Horning. A site visit and meeting with the owners was arranged where it was found that five caravans had been brought to site over the last two years. These caravans were being used to provide a site office, customer reception, staff welfare room, workshop and stores for the business.
- 1.2 As no planning approval existed the owners were asked to remove the caravans from the site. Advice was given at the time that a retrospective planning application for the retention of the caravans was unlikely to be successful due to the adverse visual impact of the units in this location. In response the owners explained that the caravans were crucial to the operation of the business and without them they would need to cease trading. The owners were advised that the Authority was not seeking to impinge upon the operation of the business but a solution to the problem needed to be found and that they would need to install more appropriate permanent accommodation. An offer was made to work with the owners in order to find a solution to the issue and accordingly the Authority has sought to find a negotiated solution to this matter.
- 1.3 Unfortunately no solution has been forthcoming and the Authority now understands that the business has ceased trading from the site. It has

therefore become imperative to seek the removal of the caravans from the land.

2 Description of Site and Development

- 2.1 Horning is one of the larger Broads villages and is located on the middle part of the River Bure. The village is an important focus for boating activities and visitors to the Broads. The centre part of the village falls within a Conservation Area but this does not extend to cover the location of Freedom Boats.
- 2.2 The boatyard is located on the Riverside Estate off River View Road and was once part of the Woods Boatyard complex. There is a single building on the site which was the old dry boat shed. This is in a bad state of repair rendering it unusable. In general the site is untidy and littered with the apparel associated with a boat hire business.

3 The Planning Breach

- 3.1 There is no planning consent for the stationing or use of the caravans on the site. This is not an area where the Authority would wish to permit such a use. In these circumstances, the use of enforcement action is appropriate in order to secure a cessation of the use.
- 3.2 The development is contrary to Policy CS1 of the adopted Core Strategy Policies and DP4 of the adopted Development Management Policies which seek to protect the environmental and cultural assets of the Broads distinctive landscape and ensure that all design is of a high quality.

4 Action Proposed

- 4.1 It is considered that the development is inappropriate and contrary to both National and Local Planning Policies and is unlikely to gain retrospective planning permission.
- 4.2 It is proposed to serve an Enforcement Notice in consultation with the Solicitor requiring the removal of the caravans and the restoration of the site. It is proposed that a compliance period of three months is given. Authority is also sought to prosecute the owner in the event that the enforcement notice is not complied with.

5 Financial Implications

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

Background papers: Broads Authority DC Enforcement Files: BA/2011/0018/UNAUP4

Author: Steve Sewell
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Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

BA/2011/0018/UNAUP4 - Freedom Boating Holidays Ltd, Ferry View Road, Horning
Unauthorised static caravans on site

