

Decision Maker: PLANS SUB COMMITTEE NO.3

Date: Thursday 18 December 2014

Decision Type: Non-Urgent Non-Executive Non-Key

Title: LAND AT KESTON COURT FARM, BLACKNESS LANE,
KESTON

Contact Officer: Philip Spiteri, Planning Enforcement Officer
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Chief Officer: Chief Planner

Ward: Darwin

1. Reason for report

To obtain authority to take Direct Action to remove an apparently abandoned residential caravan from the land

2. **RECOMMENDATION(S)**

That authority to take direct action to facilitate the removal and disposal of the caravan and a charge be put on the land in order to recover the costs.

3. COMMENTARY

- 3.1 The site is an area of land to the West of Blackness Lane and Orchard Place, the former orchards previously named Keston Fruit Farm extending to approximately 80 Hectares (200 Acres) of Agricultural land.
- 3.2 The Land is currently being advertised for sale by Gladwish Land Sales in the form of small plots.
- 3.3 On 20th September 2013 as a result of messages from concerned local residents to a caravan having been bought onto the land by Eastern European Males, they had been spoken to by them, the residents were advised the males had purchased a plot of land and were trying to get the caravan on to the required site.
- 3.4 On 23rd September 2013 the site was again visited and the caravan had been moved to the plot of land purchased Plot 128A2, a contact number for the owner had been placed on the caravan a Brentmere Kadett measuring 26' x 10' . The person spoken to advised the caravan was to be used as storage for machinery some of which was to be used for maintenance of the land. A further phone call to the same person the following day became very abusive and was terminated..
- 3.5 On 27th September 2013 a phone call was received from a female advising she was in fact the owner of the caravan, she was advised that a Planning Contravention Notice was to be issued to obtain further information regarding the intended use of the caravan
- 3.6 On 13th November 2013 a Planning Contravention Notice was issued with a compliance date of 3rd December. No reply to the Notice has been received.
- 3.7 On 24th April 2014 following several unsuccessful attempts to contact the owner by phone a letter was sent to the owners home address this was returned as addressee gone away.
- 3.8 Several further complaints have since been made as to the deteriorating condition of the caravan
- 3.9 A S215 Untidy Site Notice has been served requiring removal of the caravan. It appears unlikely that a response will be made to the S215 Notice. This notice has been served with a compliance date of 20 December 2014. Once this date has passed the caravan can be removed.
- 3.10 Two quotations have been received for the removal and disposal of the caravan these were for £1547 and £1950 , the issue of removal may become considerably more difficult once the wet weather arrives and access onto and off the field where the caravan is situated becomes more difficult.