

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Keith Smith
The Studio
17 Campbell Close
Grateley
Andover
SP11 7DY

APPLICANT

Mr P./J.P.L./JP Daley/O'Connor
Plots 2-5 Lower Bedfords Road
Romford
Romford
RM1 4DQ

APPLICATION NO: P0544.22

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **GRANT PLANNING PERMISSION** for the following development :

Proposal: Change of Use of land to a private Gypsy and Traveller caravan site comprising of Plots 2 - 5, the demolition of an existing dilapidated utility block, the siting of Static Mobile Homes, hardstanding, and external lighting.

Revised Application Form received 19.12.23

Location: Hogbar Farm, Hogbar Farm East
Fairhill Rise & Vinegar Hill Grove
Caravan Park
Lower Bedfords Road, Romford

The above decision is based on the details in drawing(s):

22/BEDFORDS/01 Revision E

22/BEDFORDS/05 Revision A

22/BEDFORDS/06 Revision A

subject to compliance with the following condition(s):

Note to Applicants:

Please take the time to read the conditions stated below carefully. Some may require you to seek the Council's approval prior to works beginning on site. The approval process can take a further 8 weeks from the date of submission and you are advised to incorporate this into your timetable.

Please also check the informatives below to verify whether the scheme is liable for the Mayoral

Community Infrastructure Levy. If the scheme is liable, you are required to give notice of commencement in advance so that a Demand Notice can be sent to you or any other person(s) that has/have assumed liability. The Levy is payable within 60 days of commencement. If you are intending to claim self-build, social housing or charitable exemption, you must do this before development commences otherwise any exemption request will be disqualified.

- 1 The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development shall be carried out in accordance with the hard and soft landscaping details shown on drawing no. 22/BEDFORDS.01 Revision E and the information in the Revised Design and Access Statement Revision E including the "Landscape Schedule and Management Plan". All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority. The existing tree screen shall be retained in place for the duration of the development remaining in place.

Reason:- To ensure that the development achieves a satisfactory level of landscape quality in accordance with Havering Local Plan 2016-2031 Policies 27 and 30.

- 3 No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

- 4 All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

- 5 All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

- 6 No commercial or business activities shall take place on the land, nor shall any equipment or paraphernalia associated with any business use be stored on the land.

Reason:-

To restrict the use of the site to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future intensification use not forming part of this application.

- 7 The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.

Reason:-

In accordance with Policy 11 of the Havering Local Plan and the identified need identified.

- 8 No vehicle exceeding 3.5 tonnes in weight shall be stationed, parked or stored on the land.

Reason:-

To restrict the use of the site to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future intensification use not forming part of this application.

- 9 No more than 55 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed on the land at any time.

Reason:-

To restrict the use of the site to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future intensification use not forming part of this application.

- 10 The boundary fencing shown on drawing no. 22/BEDFORDS.01 Revision E and in the Revised Design and Access Statement Revision E shall be retained permanently, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

- 11 The access to the site shown on drawing no. 22/BEDFORDS.01 Revision E shall be retained permanently, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To maintain access to the site.

- 12 The external lighting shown on Drawing No. 22/BEDFORDS/06 Revision A shall be retained and implemented in full, operated in strict accordance with the approved plans and permanently maintained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of security and residential amenity and in order that the development accords with Policies 7 and 34 of the Havering Local Plan.

INFORMATIVE(S)

- 1 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mr Smith via email on 20th July 2023 and 18th December 2023. The revisions involved altering the description of the proposal, deleting the dayrooms and increasing the number of pitches. The amendments were subsequently submitted on 23rd August and 19th December 2023.

Date: 19th December
2023



Helen Oakerbee
Director of Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.