

MATERIAL CHANGE OF USE

BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK

TOWN AND COUNTRY PLANNING ACT 1971 (as amended)

ENFORCEMENT NOTICE

Former Pear Tree Cottage, Small Drove, Walton Highway, West Walton, Wisbech

WHEREAS:-


- (1) It appears to the Borough Council of King's Lynn and West Norfolk ("the Council") being the local planning authority for the purposes of Section 87 of the Town and Country Planning Act 1971 ("the Act") in this matter, that there has been a breach of planning control after the end of 1963 on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of development by the making of the material change in the use of the land described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this enforcement notice, in exercise of their powers contained in the said Section 87, for the reasons set out in the Appendix to this notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 be taken in order to remedy the breach within the period of three months from the date on which this notice takes effect, i.e. by 21st June, 1983.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 88(10) of the Act, on 21st March, 1983.

Issued on 7th February, 1983

Signed



J.H. Carr
Borough Secretary
Borough Council of King's Lynn and
West Norfolk

King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

2/1983/005A/ENF.

Continued

SCHEDULE 1

Land or premises to which this notice relates

Former Pear Tree Cottage, Small Drove, Walton Highway, West Walton,
Wisbech, and shown coloured red on the attached plan.

SCHEDULE 2

Alleged breach of planning control

Change of use of vacant land to use for the stationing of
residential caravans for purposes of
human habitation

SCHEDULE 3

Steps required to be taken

Cease using the land for the stationing of residential caravans
for purposes of human habitation, remove the residential caravans from
the land and restore the land to its condition before the development took
place.

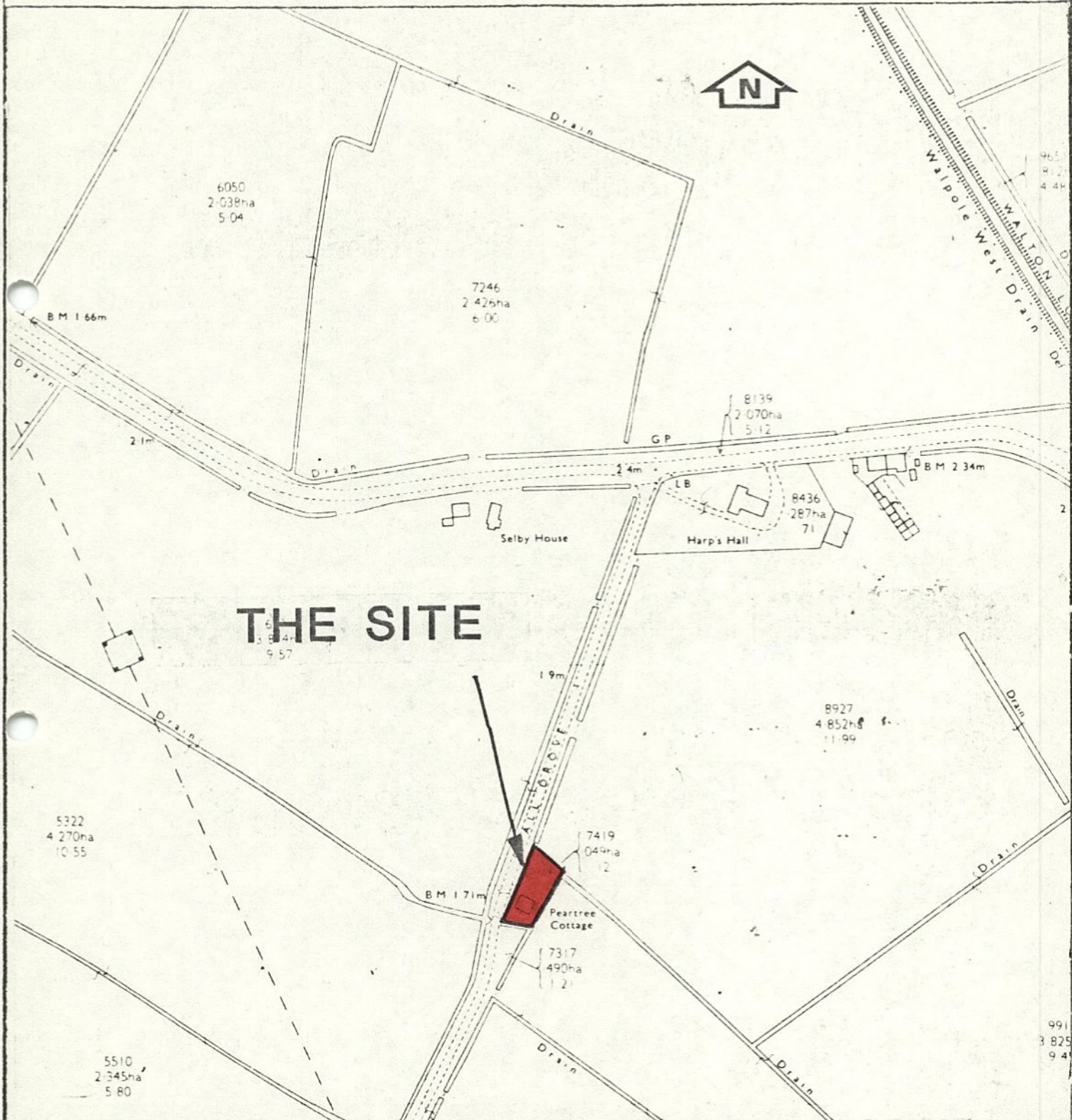
BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

TOWN & COUNTRY PLANNING ACT 1971

ENFORCEMENT OF PLANNING CONTROL

PLAN SHOWING SITE OF UNAUTHORISED DEVELOPMENT

AT FORMER PEAR TREE COTTAGE, SMALL DROVE, WALTON HIGHWAY, WEST WALTON



REF: 2/DEV/6/A.C.W.

SCALE: 1/2500

TRACED FROM: O.S. TF 5010

DATE: November 1982

Clifford Walters, Dip.T.P.,
F.R.T.P.I.,
Borough Planning Officer,
King's Court, Chapel Street,
King's Lynn, Norfolk.

Reasons why the Local Planning Authority consider it
expedient to issue the notices

1. In the opinion of the Borough Planning Authority the planning considerations affecting residential caravans are similar to those affecting permanent residential development. The Norfolk Structure Plan seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions and within villages to dwellings which will enhance the form and character of the settlement. It is not considered that the use of the site for standing residential caravans meets either of these criteria and it would consequently be contrary to the provisions of the Structure Plan and prejudicial to County Strategy.
2. No special need has been advanced which in the opinion of the Borough Planning Authority is sufficient to outweigh the planning objections.
3. It is the policy of the Borough Planning Authority not to permit the use of caravans for permanent residential purposes on isolated sites throughout the district and the use of caravans or mobile homes for this purpose should be restricted to approved sites where the necessary facilities are provided.
4. The use of the site for the standing of residential caravans and the retention of the corrugated iron fence constitutes a form of development out of keeping and character with the rural locality and create a precedent for similar proposals to the detriment of the visual amenities.
5. The road network in the area is inadequate and unsuitable to serve the development.