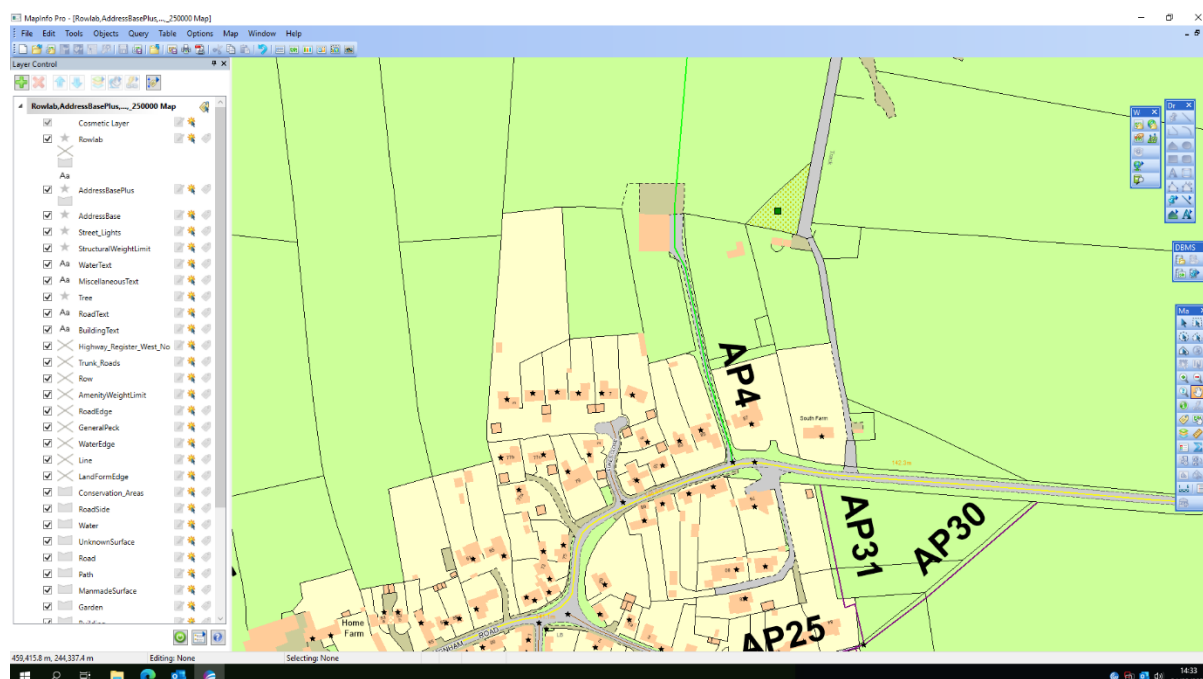


HELMDON PARISH COUNCIL UPDATE

1. Plot A+ – Enforcement Case No. E/2024/6410 (Unauthorised Access Track and Flood Defence Ditch)

Following a full site meeting with both the Planning Enforcement Officer and the Flood Management Team Leader, it was noted that the flood ditch had been filled in without permission. The flood team will now take ownership of this element of the complaint and will be dealing with this separately in accordance with their legislative powers.

Confirmation has been received from the Local Highway Authority (LHA) that the point at which their ownership of the highway ends is under 1m before the access has been created and therefore, they cannot enforce the access onto the road. The plan below details this.



Notwithstanding the position of the LHA, contact has been made with the owner of the site and he has been informed that the access cannot be used and is unauthorised with no prospect of gaining planning permission for its continued use going forward.

The owner has confirmed that there is a caravan on the site which is being used for tea and coffee facilities. It has been advised that the caravan has no planning permission and has exceeded any permission it may have had under the 28-day rule. The owner has been asked to remove it and we have allowed until the end of April for removal.

There is also a digger on the land; the removal of which has also been requested. This is not deemed as development in its own right and as such would be difficult to enforce its removal however if it is being used for engineering works, these may be subject to further action.

The Enforcement Case will remain open until the caravan has been removed from site.

2. Plot C – Enforcement Case No. E/2024/6387 (Concerns that landowner is staying overnight on site)

The Enforcement Team have had a meeting with Planning Officers who dealt with both the lawful development certificates. There remains some concern that the applicant is carrying out work to the building which is not covered by either LDP application.

It has been agreed that the Enforcement Officers will revisit the site and assess works that are occurring and then report back to the Planning Officers directly. Further information regarding the situation following this meeting will then be provided to the Parish Council.

Regarding the allegation that the site is being lived on without permission, the Enforcement Officer has asked the complainant for submission of a diary sheet to provide further evidence of the alleged breach of control.

- As a general point, the Enforcement Team are unable currently to carry out “proactive enforcement” therefore we are grateful that members of the Parish Council and local residents are able to provide us with updates on current cases and also raise any concerns they may have with the team. Whilst we remain a small team, the enforcement of breaches of planning control are vital to ensure the integrity of the planning system and we are all committed to investigating and assessing all complaints that are made to the department. Whilst sometimes the investigations appear to have slowed or stopped, it is very often ongoing in the background outside of public view. Therefore, you are encouraged to remain in contact with the team to help assist in addressing the outstanding cases and if you require further updates for meetings, we are more than happy to provide them.