

## **WILTSHIRE COUNCIL**

### **SOUTHERN AREA PLANNING COMMITTEE**

**13<sup>TH</sup> May 2010**

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**Land at the former Wisma Poultry Farm/Stonehenge Campsite, Berwick Road, Berwick St. James, Wiltshire SP3 4TQ**

#### **Purpose of Report**

1. To update the Committee in respect of action taken in respect of breaches of planning control this site since the previous meeting.

#### **Background**

2. Members will recall that at the meeting on 22<sup>nd</sup> April 2010, following the refusal of (part retrospective) planning application S/2010/0007, the Committee requested that a comprehensive report on the options for enforcement action including the expediency for so doing, in respect of this site be brought to the next available meeting of the committee. It was also requested that the Area Development Manager be delegated to look into the possibility of a Temporary Stop Notice being issued to prohibit further breaches of planning control at this site, and, should it be expedient so to do, to serve such a notice.

#### **Officer Update**

3. Officers visited the site following the meeting and established that, amongst other breaches of planning control which were already the subject of ongoing investigations by the enforcement team further earthworks and excavations had taken place on part of the site, which appeared to be associated with enlargement of the caravan and camping site and a further outbuilding had been erected since a previous visit.

Additionally, it was noted that a manege/riding arena had been constructed on another part of the site south of the poultry sheds. Whilst such a development was approved as part of planning permission reference S/2006/2122 (demolition and clearance of the existing derelict poultry sheds, silos, dwelling and various outbuildings and the construction of a replacement dwelling, stables, manege, office building, storage building, new access and landscaping), none of the pre-commencement conditions attached to that permission, which included matters such as provision of alternative roosting for bat and barn owls, submission and approval of further bat and bird surveys and submission and approval of mitigation measures, submission and approval of pollution prevention measures, submission and approval of a scheme for foul and surface water disposal, submission and approval of schemes regarding

contamination and remediation, submission and implementation of a programme of archaeological investigation; had been complied with.

Other breaches of planning control at the site which had been the subject of ongoing investigations and advice given by officers regarding remedial action, also appeared to be continuing, however these appeared to be less of an immediate priority in terms of the requirement for immediate action.

On 30<sup>th</sup> April 2010 after considering the expediency of such action and using delegated powers, the Area Development Manager served a Temporary Stop Notice on the owners of the site, prohibiting for a period of 28 days further development at the site, including stationing touring caravans and tents on the land in excess of 'permitted development' limits, further building or engineering operations ancillary to such use, as well as any further development associated with planning permission reference S/2006/2122 including completion and use of the manege.

Any party breaching the requirements of the Notice, including not only the owners but also other individuals carrying out the prohibited activities, would commit an offence.

The above Notice will effectively preserve the *status quo* for 28 days and allow the Council the opportunity to give more detailed consideration to the expediency of enforcement action in relation to the development undertaken to date.

It is hoped to bring a more detailed report regarding the above and other breaches of planning control at the site, with options and recommendations for action, to the next Committee once investigations have been concluded.

## **Conclusions**

4. Enforcement action has been taken to begin to deal with the most serious of the alleged breaches of planning control at the site. A further report dealing with further action in respect of the above and other, some possibly less serious, breaches at the site will be brought to the earliest available Committee.

## **Proposal**

That the contents of the report be noted

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Report Author:

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Date of report 13<sup>th</sup> May 2010

### **Background Papers**

The following unpublished documents have been relied on in the preparation of this report:

None

### **Appendices**

None

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