



Ms L Higgs
Amankila
Rhododendron Avenue
Culverstone
Meopham
Kent
DA13 0TT

Planning and Regeneration Services
Ask for: Miss S Chima
Telephone: 01474 33 73 94
Fax: 01474 33 79 42
Email: sikdeep.chima@gravesham.gov.uk
My ref: CVA/sc
Your ref:
Date: 28 April 2008

Dear Ms Higgs

Town and Country Planning Act 1990 (as amended)
Re: Land to the Rear of 48 Rhododendron Avenue

Further to your telephone conversation with my Enforcement Officer Mr McCann on the 28 April 2008, I write to confirm the outcome of the conversation.

You were advised that caravan in question has been stationed on land to the rear of 48 Rhododendron Avenue which is deemed to be an unauthorised plot, hence the stationing of the caravan on the land would require express planning consent. You advised my officer that you own the land and this was presently being registered with the Land Registry.

It was confirmed that on an 'authorised' plot (such as 'Amankila') one could station a touring caravan on the land, however to enable you to retain the caravan in its current location you would need to incorporate the land within your residential curtilage. As such you are requested to submit a planning application on this basis within the next 28 days. You will need to enclose title plans which prove that the land is in your ownership and how you access the land.

Alternatively if you choose not to do this you are required to remove the caravan from the land within the same 28 day period, in any case on or before the 01 June 2008.

I trust this clarifies the position, but should you have any queries please do not hesitate to contact Miss Chima or McCann on the above number.

Yours sincerely,

Enc.

Civic Centre, Windmill Street, Gravesend, Kent DA12 1BQ

Switchboard 01474 56 44 22

Minicom 01474 33 76 17

Website www.gravesham.gov.uk



INVESTOR IN PEOPLE



2001-2002
Town Centre Regeneration



2005-2006
Promoting Racial Equality



DOCUMENT 76

E-MAIL SENT
19/08/08

Ms L Higgs
Amankila
Rhododendron Avenue
Culverstone
Meopham
Kent
DA13 0TT

Planning and Regeneration Services

Ask for: Miss S Chima

Telephone: 01474 33 73 94

Fax: 01474 33 79 42

Email: sikdeep.chima@gravesham.gov.uk

My ref: CVA/sc EN/78/78

Your ref:

Date: 28 July 2008

Dear Ms Higgs

Town & Country Planning Act 1990 (as amended)
Re: Land to the Rear of 48 Rhododendron Avenue

Further to our letter dated the 28 April 2008 (copy attached for ease of reference), I note from our records that to date you have not submitted an application. Could you please confirm whether it is your intention to submit an application or whether indeed you have removed the said caravan from the land? Indeed if you have removed the caravan from the land my officers would need to carry out an inspection to update our files.

I would therefore be obliged if you would contact my Planning Enforcement Officers Mr McCann or Miss Chima on the above number on receipt of this letter.

Yours sincerely,

[Redacted signature]

Director (Business)

Civic Centre, Windmill Street, Gravesend, Kent DA12 1BQ

Switchboard 01474 56 44 22

Minicom 01474 33 76 17

Website www.gravesham.gov.uk



INVESTOR IN PEOPLE



2001-2002
Town Centre Regeneration



2005-2006
Promoting Racial Equality



DOCUMENT 6

(4)

Ms L Higgs
Amankila
Rhododendron Avenue
Culverstone
Meopham
Kent
DA13 0TT

Planning and Regeneration Services

Ask for: Miss S Chima

Telephone: 01474 33 73 94

Fax: 01474 33 79 42

Email: sikdeep.chima@gravesham.gov.uk

My ref: EN/78/78

Your ref:

Date: 20 August 2008

Dear Ms L Higgs

Town & Country Planning Act 1990 (as amended)
Re: Land to the Rear of 48 Rhododendron Avenue

Thank you for your email which we received on the 19 August 2008 concerning the aforementioned matter, in particular the caravan which is currently stationed on the land.

In your email you proposed to use the caravan for the storage of garden tools for the maintenance of the land. As you are where you are situated within the Culverstone Valley Area (CVA) which is governed by Policy C14, furthermore I can confirm that the land in question is deemed as an 'unauthorised plot'.

The CVA guidance states the following in respect for proposals for outbuildings;

In view of the size of plots within the Valley Area there is likely to be a need for an outbuilding, in addition to a garage, for storing tools and machinery. Such proposals should be included with any application for a replacement dwelling, extension or garage.

Outbuildings shall be of a timber construction and discreetly located to the rear of the site to minimise the impact on the openness of the site and the rural wooded quality of the area. The size and height of outbuildings shall be kept to a minimum.

Where an outbuilding is provided on a plot a condition will be imposed to remove the right to erect further outbuildings without applying to the Local Planning Authority for planning permission, in order to prevent a proliferation of such structures within plots. Additional outbuildings will require special justification.

As you clearly see your proposal to retain the caravan for the storage of garden tools is totally contrary to the above guidance. Furthermore, we fail to understand how one can class a caravan as an 'outbuilding'.

Contd. 1 of 2

Civic Centre, Windmill Street, Gravesend, Kent DA12 1BQ

Switchboard 01474 56 44 22

Minicom 01474 33 76 17

Website www.gravesham.gov.uk



2001-2002
Town Centre Regeneration



2005-2006
Promoting Racial Equality

EN/78/78

I understand from Miss Chima that you are in the process of registering the land in question in your ownership, which you envisage the Land Registry will confirm mid-2009. Once you have confirmation of this my officer will be happy to meet with you on site to discuss your options in terms of use of the land and what may be permitted on the land.

Given the above information you are required to remove the caravan from the land within the next 14 days.

Whilst writing I should inform you that should the Borough Council decide to instigate enforcement proceedings to secure removal of the caravan, failure to comply with an enforcement notice served under s.172 of the Town & Country Planning Act 1990 carries a fine of up to £20,000 in a magistrates court, if found guilty and is a criminal offence.

However I trust that such formal action can be avoided with your co-operation. I believe this clarifies the Council's position but should you have any further queries please contact Miss Chima who is fully conversant with this case.

Yours sincerely,

A black rectangular box redacting the signature of the Director (Business).

Director (Business)



DOCUMENT 6

Ms L Higgs
Amankila
Rhododendron Avenue
Culverstone
Meopham
Kent
DA13 0TT

Planning and Regeneration Services

Ask for: Miss S Chima

Telephone: 01474 33 73 94

Fax: 01474 33 79 42

Email: sikdeep.chima@gravesham.gov.uk

My ref: EN/78/78

Your ref:

Date: 18 September 2008

Dear Ms Higgs

Town & Country Planning Act 1990 (as amended)
Re: Land to the Rear of 48 Rhododendron Avenue

Thank you for your email received on the 17 September 2008 in response to my letter dated the 20 August 2008.

The caravan constitutes a breach of planning control and is in direct conflict with Policy C14, you have been advised of this fact in our previous correspondence. In order to resolve this breach the only solution is for you to remove the caravan from the land.

Your proposal to 'clad' the caravan is wholly unacceptable, the caravan can be used for residential purposes or has the features to be used as such, which as you have been previously informed is a breach of planning control as the land in question is an 'unauthorised plot'.

Furthermore, the land in question is not in your ownership.

This matter has now dragged on for sometime which can no longer be tolerated by the Borough Council. You are required to secure removal of the caravan within the next 7 days in any case on or before the 29 September 2008.

Failure in doing so will leave my officers no alternative but to instigate enforcement proceedings against you.

You are reminded that should the Borough Council decide to instigate enforcement proceedings, failure to comply with an enforcement notice served under s.172 of the Town & Country Planning Act 1990 (as amended) carries a fine of up to £20,000 in a magistrates court, if found guilty and is a criminal offence.

I trust that this clarifies the Council's position.

Yours sincerely,

[Redacted Signature]

 **Director (Business)**

Civic Centre, Windmill Street, Gravesend, Kent DA12 1BQ

Switchboard 01474 56 44 22

Minicom 01474 33 76 17

Website www.gravesham.gov.uk



INVESTOR IN PEOPLE



2001-2002
Town Centre Regeneration



2005-2006
Promoting Racial Equality