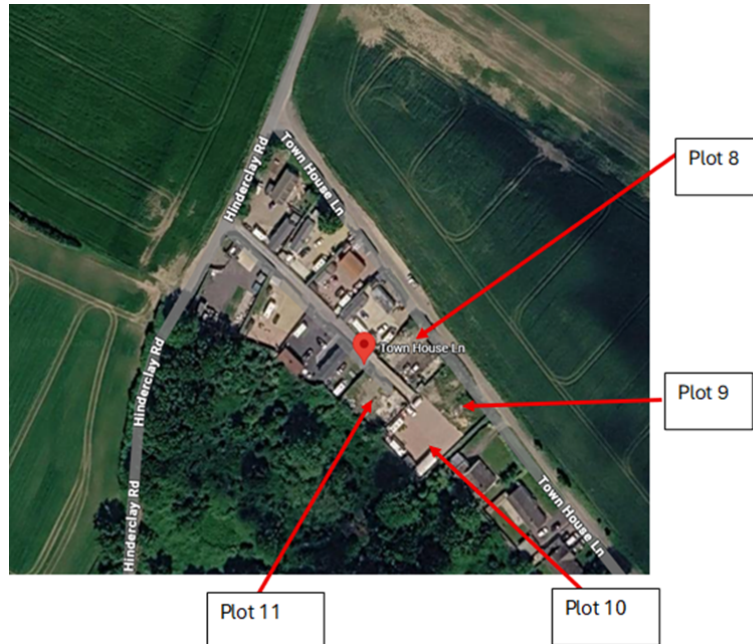


Hinderclay Caravan Park Update - 2026 07 09

Site Overview



Planning history

Planning permission was first granted for the site in 1990 for the stationing of seven mobile homes, alterations to the access, and associated facilities.

That permission included, amongst others, a personal condition restricting the benefit of the consent to named individuals, and a condition limiting each plot to one mobile home together with one additional touring caravan.

A further permission was granted in 1991 to extend the site by four additional plots. The relevant conditions controlling occupancy and caravan numbers remained in force.

There have been later planning permissions affecting other parts of the site, but these did not alter the planning position in relation to plots 8, 9, 10 or 11.

Investigations March to May 2026

An initial site visit on 25 March 2026 confirmed that works were being undertaken on the four plots at the south-eastern end of the site. At that time, plot 8 contained no caravans but was being used for storage of waste material, plot 11 was empty, and plots 9 and 10 had effectively been combined and contained multiple static caravans together with a timber outbuilding.

Land Registry information indicated separate ownership arrangements for the plots, and Planning Contravention Notices were issued to the registered owners to establish ownership and the nature of the activities taking place.

Following further reports that additional caravans had been brought onto the land, a further site visit was undertaken on 12 May 2026. This confirmed that plots 9 and 10 contained ten static caravans and a wooden building, plot 11 contained six static caravans, and plot 8 remained untidy but without caravans. Works were also observed taking place to some of the caravans

Enforcement action taken

May 12th 2026 temporary Stop Notices were served in respect of plots 9, 10 and 11 to address the number of caravans stationed on those plots. Those notices took immediate effect.

A further site visit on 21 May 2026 identified continued works within plot 11. The individual present was directed to stop work, and the owner was advised that the Temporary Stop Notice may have been breached.

At a site meeting on 26 May 2026, the owner was advised that the current situation appears to be in breach of the planning permissions applying to the site. He was informed that the Council intended both to seek legal advice in relation to the suspected breach of the Temporary Stop Notice and to proceed

with Breach of Condition Notices regarding the number of caravans on plots 9, 10 and 11.

The owner indicated that he had contacted a planning agent and may seek to submit a planning application in relation to the works undertaken. He also raised the possible replacement of the septic tank within plot 11, which would require planning permission.

Breach of Condition Notices

A Breach of Condition Notices were served on the 9th of June 2026.

The following condition has not been complied with:

Condition: 6

Not more than one mobile home shall be stationed on each plot other than one additional touring caravan per plot.

Reason:

To enable the Local Planning Authority to retain control over the development in the interests of amenity.

Enforcement process

From the public perspective, it can sometimes appear that progress is slow. However, enforcement action must follow the correct legal process in order to be effective and defensible.

This includes gathering evidence, serving the appropriate notices, allowing the required compliance periods, and where appropriate attempting to resolve matters without immediate court action. If those steps are not properly followed, the Council's position in any formal proceedings may be undermined.

Drainage

Local residents have reported that alleged leaks on private land were observed either in December 2025 or the year before.

The area outside the fence along the western boundary of the site has been inspected and at this moment the Council has found no evidence of any leakage, including any associated odour.

New Accesses created

The access located on the south-west side of the site, leading onto Plot 9, constitutes a breach of planning control. However, historic street imagery indicates that the access was present in January 2009.

Under section 171B(1)(a) of the Town and Country Planning Act 1990, enforcement action in respect of operational development cannot be taken after ten years from the date the works were substantially completed.

Whilst the access remains unauthorised in planning terms, it is now immune from enforcement action due to the passage of time.

Reporting of children on road

This is the advice normally given. If children are in immediate danger on a road, call 999 immediately. If they are unaccompanied but not in immediate harm, ensure their safety, ask them where they live, and if they cannot answer, call 101 for police non-emergency or contact your local council's children's social care team.

Issues arising from the site since beginning of June

There have been some additional issues relating to individuals living on the site, noise etc. These are currently being investigated.