

From: Head of Planning Applications Group

To: Regulation Committee - 16 October 2025

Subject: Update on Planning Enforcement Cases

Classification: Unrestricted Report with Exempt Appendices 1 and 2 not for publication (under Paragraphs 5, 6a and 6b of Part 1, Schedule 12(a) of the Local Government Act 1972)

Recommendation:

Regulation Committee is asked to note the report and endorse the enforcement strategies outlined in Appendices 1 and 2.

Introduction

1. The planning enforcement work of the Planning Applications Group falls within the remit of the Regulation Committee. This relates to breaches of planning control at sites that have the benefit of planning permission as well as unauthorised development at sites that have no planning permission.
2. Member training took place on 7th October 2025, highlighting in particular, the complementary roles of policy direction and authorisations through Members, and triaging, prioritising of cases, operational detail and formal planning enforcement procedures, through officers.
3. The detail of all planning enforcement matters is considered in camera. The reasons are to protect case strategies, court evidence and the health & safety of Members, officers and the public.

Format

4. This report gives in short-form, the current and active workload of the Group in the planning enforcement field, since 20th January 2025 Regulation Committee. It is drawn from minerals, waste management and County Council's own developments. The cases are divided into unauthorised sites and compliance work within sites granted planning permission by the County Council. The respective lists are further sub-divided in *italics* by local authority areas.
5. The appendices to this report are exempt. Succinct information is given on each case within the alleged unauthorised and permitted areas and cover key points. The sites in the unauthorised area of this report are presented as **Appendix 1** and the permitted cases are covered under **Appendix 2**. Local Authority areas further sub-divide the respective content.
6. The format has been devised to give a brief and clear presentation of the cases.

Cases

7. The reported cases are at the forefront of our current planning enforcement workload. Other cases are at an earlier stage of investigation. They require further research, analysis and enforcement strategies to be developed, before bringing them to this Committee. That includes joint working with our regulatory partners. The weight of expectation is always high in dealing with cases but it is equally important to be sure on remit and jurisdiction, an often complex matter, but critical in determining what and whether action can be taken and to factor in the available level of resourcing.

8. The alleged 'unauthorised site' list is as follows:

Canterbury City Council

01 **The Pines Nursery**, Gravel Castle Road, Barham

Dover District Council

02 **Eight Acres**, West Hougham

03 **Pike Road / Thornton Kennels**, Tilmanstone

Gravesham Borough Council

04 **LRT Metal Recycling**, Gravesend

Maidstone Borough Council

05 **Knole Farm**, Malling Road, Teston, Maidstone

Swale Borough Council

06 **Woodger's Wharf (Aerial site)**, Horsham Lane, Upchurch.

Tonbridge & Malling Borough Council

07 **Manor Farm, Willow Lane**, Paddock Wood

9. In addition to the above cases, the County Council is working jointly with other regulatory bodies on a number of other major cases, which are allegedly linked to strategic waste crime.

10. Alleged compliance issues at permitted sites includes:

Ashford Borough Council

01 **Ashford Wastewater Treatment Works**, Canterbury Road, Ashford.

02 **Smarden Waste Water Treat Works**, Smarden, Ashford.

Canterbury City Council

- 03 **Shelford Landfill**, Broad Oak Road, Canterbury

Dover District Council

- 04 **The Old Tilmanstone Colliery**, Pike Road, Eythorne.

Folkestone & Hythe Borough Council

- 05 **McAleers, Plot 1**, Caesars Way, Folkestone

Gravesham Borough Council

- 06 **RS Skips**, Apex Business Park, Shorne.

Swale Borough Council

- 07 **Otterpool Quarry**, Ashford Road, Sellinge.

Tonbridge & Malling Borough Council

- 08 **Borough Green Sandpits**, Platt, Borough Green

Tonbridge & Malling Borough Council

- 09 **H&H Celcon**, Ightham.

11. Monitoring visits assist both in the 'unauthorised' and 'permitted' areas of work by off-setting any emerging problems and through checking existing compliance. There is a prescribed chargeable element too in some cases.

Conclusion

12. Whilst the details of cases have to be safeguarded, in general, the planning enforcement workload remains high, from small to medium size cases, up to the strategic level. The common work pattern at most levels in the unauthorised field is now on a shared and collaborative basis with our regulatory partners. Costs, expertise and resources are able to be shared in this way, with the further benefit of a united front on site, an holistic approach and integrated working.

Recommendation

13. Regulation Committee is asked to note the report and endorse the enforcement strategies outlined in Appendices 1 and 2.

Case Officers: KCC Planning Enforcement
