

**DR/45/12**

committee                      DEVELOPMENT & REGULATION

date                              23 November 2012

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## INFORMATION ITEM - ENFORCEMENT OF PLANNING CONTROL

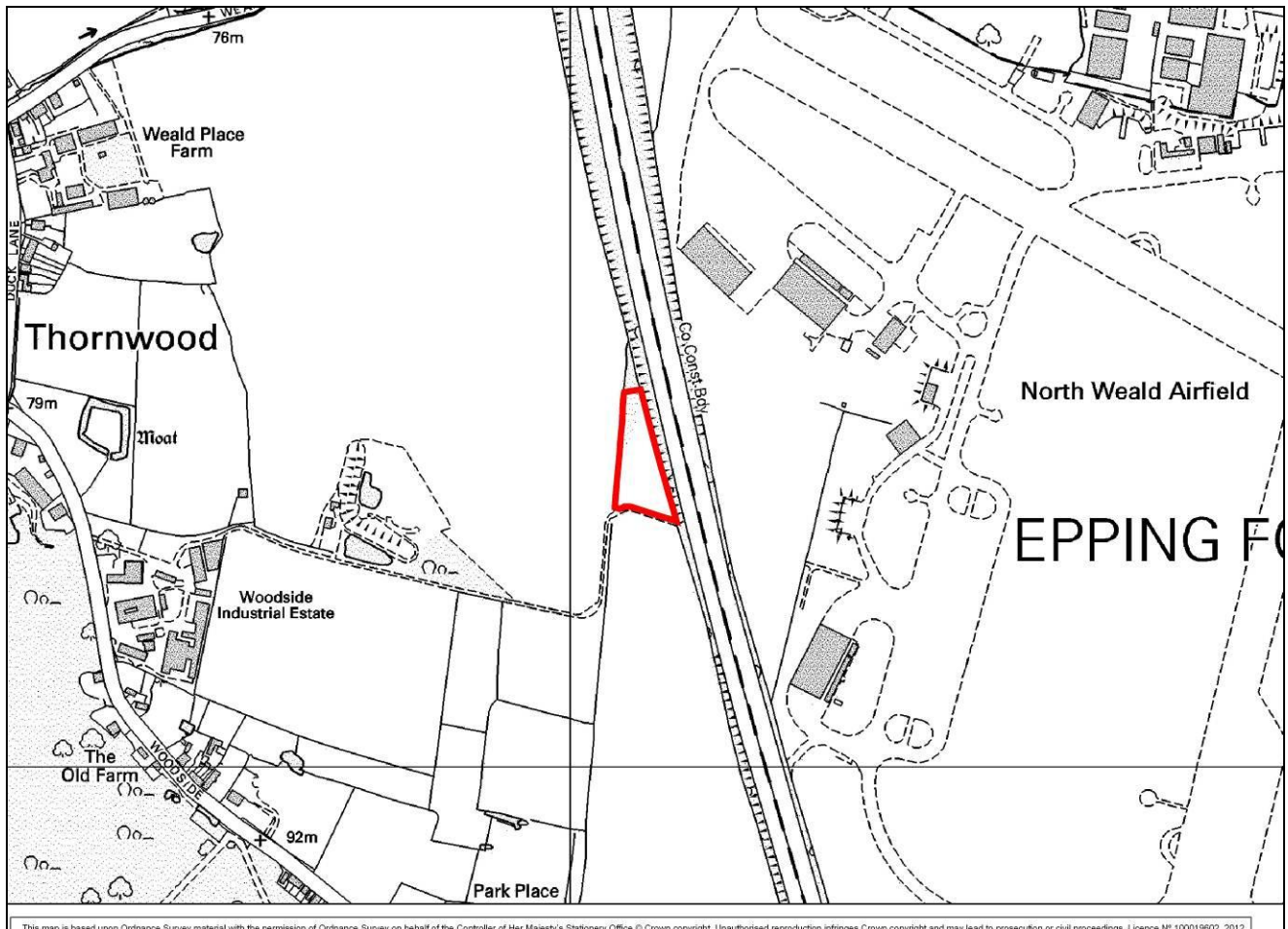
**Enforcement Notice Issued for a material change of use has taken place without planning permission from what appears to be agricultural land to land used for the deposition of waste soils and builder's rubble, substantially raising the land levels**

**Location: Land at Weald Place Farm, Duck Lane, Thornwood, Epping, CM16 6NE**

Report by Head of Environmental Planning

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## **1. BACKGROUND AND SITE**

The unauthorised importation and deposit of waste materials namely waste soils and builder's rubble, has taken place on land adjacent to the M11 within Weald Place Farm, Thornwood. The site which is accessed from Woodside Road via Woodside Industrial Estate is in the majority secluded from the public eye.

A retrospective planning application was originally submitted to Epping Forest District Council (EFDC) (reference: EPF/1394/12), in an attempt to regularise this development. However, following consultation with Essex County Council it was concluded that due to the level of importation this proposal represented a County Matter, i.e. an application which would be best determined by the County Council.

On the basis of the information submitted within the application to EFDC and from information obtained from site visits it is estimated that 4500m<sup>3</sup> (circa 6750 tonnes) of material has been imported to the site. The material has been engineered, on the area edged red on the plan, in the form of a 2-3m high screening bund/landform. The justification put forward by the landowner was security to his apiary, which is directly to the north of the area in question.

## **2. CURRENT POSITION**

As there appears to be no overriding justification or benefit for this development to outweigh the unacceptable environmental and landscape impact, Green Belt inclusive, it was considered expedient to serve an Enforcement Notice (EN) on the landowner in this case.

The EN, which was served on 24 October 2012, becomes effective on 29 November 2012, unless an appeal is made against it beforehand. The EN requires the landowner to:

- a) Cease, and do not resume, the importation and deposition of waste materials on the land within 1 day of the notice taking effect.
- b) Remove from the land all the waste materials within 6 months of this notice taking effect.
- c) Restore the land to its condition prior to commencement of the unauthorised development within 7 months of this notice taking effect.

At the time of writing no appeal had been lodged with the Planning Inspectorate. An update will nevertheless be provided to Members once the EN becomes effective or, in the event of an appeal being lodged, a decision is issued by the Planning Inspectorate.

## **LOCAL MEMBER NOTIFICATION**

EPHING FOREST – Epping and Theydon Bois  
EPHING FOREST – North Weald and Nazeing

