

# DR/13/15

committee                      DEVELOPMENT & REGULATION

date                              24 April 2015

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## **ENFORCEMENT OF PLANNING CONTROL – INFORMATION ITEM**

### **Enforcement update.**

Report by Head of Planning, Environment and Economic Growth  
Enquiries to Suzanne Armstrong – Tel: 03330 136 823

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#### **1.            PURPOSE OF THE ITEM**

To update members of enforcement matters for the period 1 January to 31 March 2015 (Quarterly Period 1).

#### **2.            DISCUSSION**

##### **A.          Outstanding Cases**

As at 31 March 2015 there are 22 outstanding cases. Appendix 1 shows the details of sites (16) where, after investigation, a breach of planning control is considered to have occurred.

##### **B.          Closed Cases**

15 cases were resolved during the period 1 January to 31 March 2015.

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## **LOCAL MEMBER NOTIFICATION**

Countywide

<u>Location</u>	<u>Nature of problem</u>	<u>Action Result</u>	<u>Remarks</u>
<b>Basildon Borough</b> Land to the south of Terminus Drive, Pitsea Hall Lane, Pitsea, Basildon, Essex, SS16 4UH	Unauthorised building		Suzanne Armstrong 01-apr-15 12:55:59  Enforcement notice served for the removal of the building. An appeal has been made to the Planning Inspectorate against the enforcement notice and refusal of planning permission. Await outcome.
<b>Braintree District</b> Land at Lamb Lane, Sible Hedingham, Halstead, Essex, CO9 3RS	Extraction of mineral		Suzanne Armstrong 07-apr-15 11:46:52  Extraction of sand and gravel from the land to accommodate the laying of the hard standing on a neighboring agricultural unit. Part 6 of the GPDO permits the wining and working on land held or occupied with land used for agr purposes within the agr unit of which it forms. A Planning Contravention Notice has been served to establish land ownership. Works have currently ceased on site at the request of the Waste Planning Authority.
Little Warley Hall Farm, Ranks Green, Fairstead, Chelmsford, Essex, CM3 2BG	Dirty water (waste) from abattoir and storage tank		Suzanne Armstrong 01-apr-15 13:00:23  Members resolved to refuse retrospective planning permission for the retention of a circular concrete tank for storing abattoir wash water and to serve an enforcement notice requiring the removal of the tank. Two appeals have been lodged with the Secretary of State against Essex County Councils decision to refuse permission for the development and subsequently serve an enforcement notice in respect of the unauthorised development. The appeal is currently in progress.
Batemans Farm, Great Leighs, Chelmsford, CM3 1PU	Lorry movements and activity on site		Suzanne Armstrong 07-apr-15 13:42:30  An application for the retention of the concrete silo is being prepared and will be submitted to the Waste Planning Authority. Site continues to be monitored.
<b>Chelmsford City</b> Mid Essex Gravel (Dunmow Skips)	Outside Wood Storage - Temp Permission Expired		Suzanne Armstrong 07-apr-15 15:44:00

<u>Location</u>	<u>Nature of problem</u>	<u>Action Result</u>	<u>Remarks</u>
Land adjacent The Cock Inn, Main Road, Boreham, Chelmsford, Essex	Unauthorised demolition waste recycling. Excessive stockpile heights & mud on the		<p>Application to be submitted for proposals at Mid Essex. Due to the complexity of this site and the temporary and permanent permissions in place a timescale has been agreed for submission, being the end of April.</p> <p>Suzanne Armstrong 07-apr-15 14:59:22</p> <p>Application 14/01890/FUL submitted to Chelmsford City Council on the 1/12/2014. The application has been submitted by Inland Homes for a proposed residential development to comprise 28 residential dwellings, car parking, gardens, landscaping and new public open space including play area. The application is pending consideration and the site is currently being cleared of materials.</p>
Land at Hollow Lane, Hollow Lane, Broomfield, Chelmsford, Essex, CM1 7HG	Waste on site		<p>Suzanne Armstrong 01-apr-15 12:48:22</p> <p>Without planning permission the importation, deposition and possible exportation of waste materials. A Planning Contravention Notice has been served.</p>
<b>Colchester Borough</b> Gean Trees, The Causeway, Great Horkesley, Colchester, CO6 4EJ	Importation of waste		<p>Suzanne Armstrong 07-apr-15 13:57:22</p> <p>Joint investigation by The Waste Planning Authority and the EA. A Temporary Stop Notice was served on site, this has now expired. The EA have issued a minded to letter. This gives the site a number of actions that they will need to carry out within a set timeframe, including beginning to remove waste from the site. The removal of the waste has commenced. Further updates will follow.</p>
<b>Epping Forest District</b> Harvey Automobile Engineering, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EX	Not working in accordance with permission		<p>Suzanne Armstrong 07-apr-15 15:45:55</p> <p>Working outside of the permitted area. There are some soil materials stockpiled outside of the area covered by the CLUED, the materials are located to the North West of the site. The landowner agreed that they were outside of the permitted area, due to the excessive</p>

<u>Location</u>	<u>Nature of problem</u>	<u>Action Result</u>	<u>Remarks</u>
<b>Epping Forest District</b>			
			water on site they are trying to drain the site. There were no operations at the time of my visit. We are continuing to work with the land owner to move the materials back within the area as approved by the CLUED. Ongoing monitoring
Land at Weald Place Farm, Thornwood	Deposit of Waste		Suzanne Armstrong 01-apr-15 13:07:06  Enforcement Notice served against the unauthorised use of the land for the deposition of waste materials and consequential raising of the land levels. An appeal against the Enforcement Notice was submitted and has now been withdrawn. A schedule of works have been agreed by the Waste Planning Authority in order to comply with the Enforcement Notice. A timescale for compliance has been agreed.
<b>Maldon District</b>			
27, The Causeway, Maldon, Essex, CM9 4LJ	Buying ferrous metals (Iron) - contravenes planning permission		Suzanne Armstrong 07-apr-15 12:06:58  Ongoing site monitoring to ensure compliance with planning conditions and that planning permission is in accordance with approved plans.
<b>Rochford District</b>			
Lovedown Farm, Hockley	Deposit of waste for sea wall development		Suzanne Armstrong 07-apr-15 15:00:56  No current site activity, waste importation has ceased. Continued consultation with the EA and Natural England
Michelins Farm, Arterial Road, Rayleigh, SS6 7NG	Unauthorised Development		Suzanne Armstrong 07-apr-15 14:05:34  Prosecution by the EA and Rochford District Council. The land owner was sentenced to 6 months imprisonment. Essex County Council, Rochford District Council and the Environment Agency are reviewing their current positions.
<b>Tendring District</b>			
DOE Metal Recycling (Clacton) Limited, Valleybridge Road, Clacton-on-Sea	Noise		Suzanne Armstrong 07-apr-15 13:54:31  Ongoing site monitoring to ensure compliance with conditions

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<b>Uttlesford District</b> Land at Intersection A120/B1256, Stortford Road, Braintree, Essex	Importation of Waste		Suzanne Armstrong 07-apr-15 14:56:49  Importation, deposition and spreading of waste materials, substantially raising the levels on land. Enforcement Notice has been served. The Notice has taken effect and compliance is due by the 13th June 2015.
Bonningtons Yard, Station Road, Takeley, Bishop's Stortford, CM226SQ	Importation of waste		Suzanne Armstrong 07-apr-15 14:07:03  Ongoing joint investigation Essex County Council and the EA crime team.