

**DR/32/22**

**Report to:** DEVELOPMENT & REGULATION (26 August 2022)

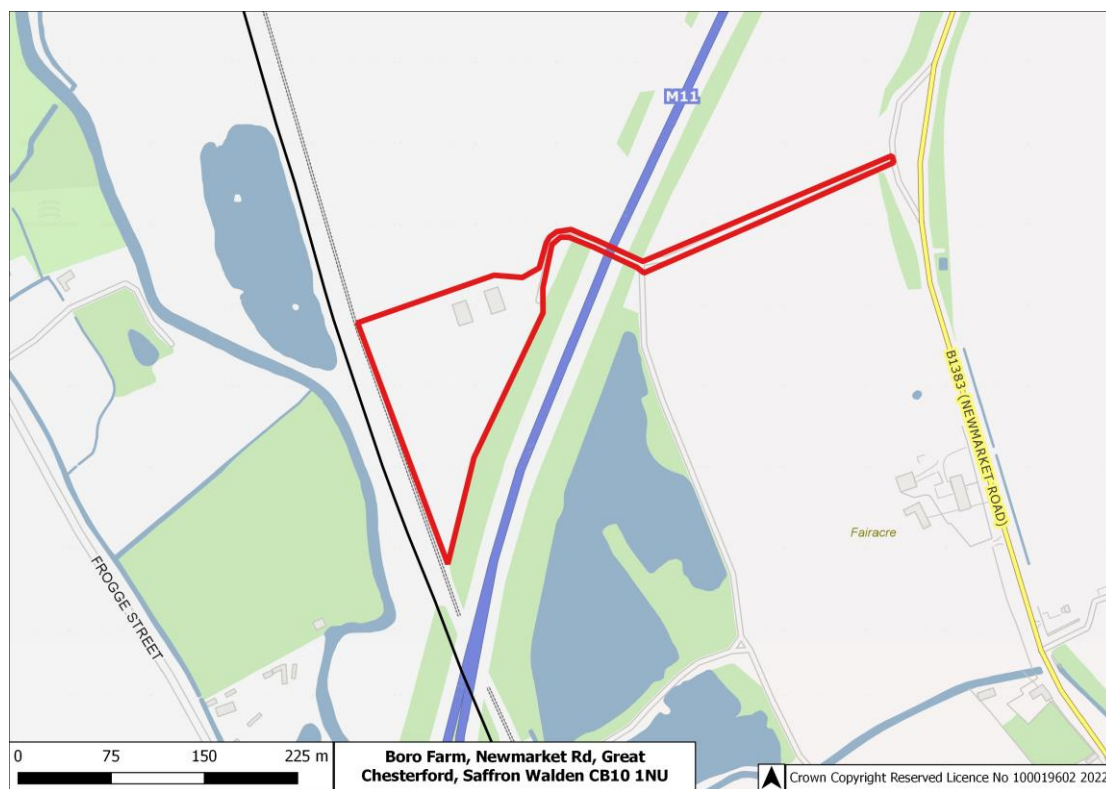
**Information Item:** MINERALS AND WASTE DEVELOPMENT – Enforcement of Planning Control

**Ref:** ENF/1159

**Location:** Boro Farm, Newmarket Rd, Great Chesterford, Saffron Walden CB10 1NU

**Report author:** Chief Planning Officer (County Planning and Major Development)

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## **1. BACKGROUND AND SITE**

Boro Farm is accessible from the east by the B1383 (Newmarket Road). The site is bound by the M11 to the south and east, with a trainline to the west and agricultural land to the north. Ickleton and Hinxton are to the north and Great Chesterford to the south. The land at Boro Farm consists of a site office, a welfare unit and two re-purposed farm barns. The land comprises of roughly 1.5 hectares.

Following a site inspection in February 2022, it was found that a waste recycling site was operating and waste was being imported to the site for processing without the benefit of planning permission. The operator subsequently submitted a planning application to ECC.

A planning application, validated in April 2022, was refused by the County Council as Waste Planning Authority under officer delegated powers on 22 July 2022. The application had been submitted retrospectively and sought to regularise the operation of a recycled aggregate production facility involving the receipt of up to 75,000 tonnes of inert waste per annum and the processing, storage and onward transportation of recycled aggregate materials. The application was refused primarily as the development causes harm to its countryside/agricultural setting. Further, there was a lack of information to demonstrate that it would not cause harm to the highway and rail networks, amenity, landscape and biodiversity. The officer report recommended enforcement action was taken to remedy the harm caused by the authorised development.

On 12 August 2022, Essex County Council as the Waste Planning Authority served an Enforcement notice on the landowner and the operator on the land.

## **2. CURRENT POSITION**

The Enforcement Notice takes effect on the 16 September 2022 unless an appeal is made against it beforehand. The Enforcement Notice requires that:

- Cease, and do not resume, the importation, deposition, storing and treatment of waste materials on the Land.
- Remove from the Land all the waste materials, including imported soils, construction and demolition wastes and other waste materials, including that which has been used to form the perimeter bund.
- Remove from the Land the two buildings and hardstanding constructed, and all plant and machinery associated with the unauthorised development.
- Restore the Land to its condition prior to the commencement of the unauthorised development.

Officers will continue to monitor the site as well as defend the authority's position should an appeal be lodged.

## **LOCAL MEMBER NOTIFICATION**

Saffron Walden - UTTLESFORD