

DR/33/22

Report to: DEVELOPMENT & REGULATION (26 August 2022)
Information Item: MINERALS AND WASTE DEVELOPMENT – Enforcement of Planning Control
Ref: ENF/1138
Location: Land adjacent to Harvey Automobile Engineering of Paynes Lane Nazeing EN9 2EX
Report author: Chief Planning Officer (County Planning and Major Development)
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1. BACKGROUND AND SITE

The Harvey Automobile Engineering site is accessible from the eastern side of Paynes Lane, Nazeing. The site is bound by commercial businesses to the east and recreational land to the north, south and west. The land at Harvey Automobile Engineering consists of a skip business, scaffolding storage and a waste treatment site. The land comprises of under 1 hectare.

The Land is situated within the Metropolitan Green Belt, as detailed within the Proposals Map of the Epping Forest District Local Plan (1998) and Alterations (2006).

The site benefits from a 'Certificate of Lawful Use' (CLUED) that regularises a soil recycling use. Over the last few years waste has been stored and processed outside of the CLUED area without the benefit of planning permission. Following a number of officer visits and formal deadlines to remove the waste and bring the activity back into line with CLUED area, it was considered expedient to serve an Enforcement Notice (EN) on 4 July 2022.

The EN cites a change of use on the land outside the CLUED and the unauthorised development is considered to represent inappropriate development which does not preserve the openness of the Green Belt.

Furthermore, the change of use has a harmful impact on the local rural landscape character and appearance and is detrimental to nearby local amenity.

2. CURRENT POSITION

The Enforcement Notice requires that:

- Cease, and do not resume, the importation, storing, and processing/treating of waste materials on the Land.
- Remove from the Land all waste materials including soils, treated fines, construction and demolition waste, concrete, hardcore and other mixed waste materials; and
- Restore the Land to its condition prior to the commencement of the unauthorised development.

The Enforcement Notice was due to take effect on the 8 August 2022, however an appeal has now been lodged with the Planning Inspectorate. The Waste Planning Authority will defend the serving of the notice at the appeal in due course.

LOCAL MEMBER NOTIFICATION

North Weald and Nazeing – EPPING