

DR/20/22

Report to: DEVELOPMENT & REGULATION (22 April 2022)

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

Ref: ENF/1160

Location: Bliss Heights, 140 London Road, Abridge RM4 1XX

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

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1. SITE AND BACKGROUND

140 London Road, known as “Bliss Heights”, is located on the outskirts of Abridge on the A133 (Abridge Road). The property forms one of a small number of properties which line London Road in the location. The site itself comprises a large residential building which benefits from substantial grounds/gardens and a few outbuildings. The property curtilage extends to approximately 5 hectares.

In terms of designations, the property is located within the Metropolitan Green Belt as detailed within the Proposals Map of the Epping Forest District Local Plan (1998) and Alterations (2006). With regard to planning history, as a residential property, the majority of planning applications relating to this site have been submitted to and determined by Epping Forest District Council. For reference, it is nevertheless noted that in early 2014 the landowner and a waste company were prosecuted by the Environment Agency for the illegal deposit of waste at this site.

Following a joint site inspection with the Environment Agency, Epping Forest District Council and Essex Fire & Rescue Service on the 29 March 2022, it was found that roughly 10,000-15,000 tonnes of waste had been deposited on the site, namely trommel fines and soils. The waste it is understood had been brought on to the site between December 2021 and February 2022.

In context that the waste materials have been brought on to the site without the benefit of planning permission and that planning permission would not likely be granted in retrospect, on the 11 April 2022, Essex County Council as the Waste Planning Authority served an Enforcement Notice on the landowner and other relevant parties with interest in the land.

2. CURRENT POSITION

The Enforcement Notice served on the 11 April 2022 will take effect on the 18 May 2022 unless an appeal is made against it beforehand. The Enforcement Notice requires:

- Activities to cease and the importation, deposition, storing, processing/treating, burning and spreading of waste materials not to be resumed.
- All waste materials including soils, trommel fines, building waste, concrete, hardcore and other mixed waste to be removed from the land within 6 months.
- The land to be restored to its condition prior to the commencement of the unauthorised development within 7 months.

Officers will continue to monitor the site in relation to the Enforcement Notice to ensure compliance with the Notice.

LOCAL MEMBER NOTIFICATION

EPPING FOREST - Ongar and Rural