

## AGENDA ITEM 9

### Title: ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT

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	ADDRESS	UNAUTHORISED DEVELOPMENT	ACTION AUTHORISED	EFFECTIVE DATE FOR COMPLIANCE	APPEAL	COMMENTS
1	Land at Anvil Cross, Howe Green, Great Hallingbury	Airport related parking and associated engineering works	20.02.04	03.08.04		Commencing injunction served. Application to set aside dismissed. Application for committal agreed. Committal proceedings heard landowner fined £50,000 with costs. Costs paid. Application for appeal against fine and for permission to appeal refused. Prosecution successful. £2,500 fine and full costs awarded. Direct action to be arranged to clear site. Activity has ceased/hard surface removed. Notice complied with.
2	Griffin Farm, Great Canfield	(i) B1/B2/B8 uses (ii) Earth bund (iii) Siting of mobile home	08.04.05			Planning permission refused for retention of uses. Appeal submitted against planning refusal. Planning appeal dismissed. Mobile home removed. Further PCN served and returned regarding changes in land uses. Supplementary report being prepared recommending enforcement action in respect of this uses.
3	Broom and Burney Woods, Cambridge Road, Ugley	(i) Unauthorised use of woodland area for paintball games. (ii) Unauthorised siting of portacabin and other buildings associated with paintball activity.	06.04.05	18.12.05	Yes	Retrospective planning application refused. Enforcement Notice and Article 4 Notice of Making issued. Planning appeal lodged. Enforcement appeal lodged. Appeal decisions awaited. Article 4 Direction confirmed by ODPM.

4	Cullis Cottage, White Roding	Erection of fence and gates	July 2005		Yes	Enforcement Notice served. Appeal lodged.
5	Whitehouse Farm, Finchingfield Road, Little Sampford	Change of use from barn to Class B8 (Storage and Distribution)	12.10.05	13.05.06	Yes	Planning permission refused. Appeal lodged. Enforcement Notice issued. Appeal lodged (conjoined). Reduced activity. Appeal allowed. Enforcement notice quashed.
6	Butlers Farm, Butlers Lane, Ashdon	(i) B1 use of agricultural building (units 1 & 2) (ii) B8 storage (builder's plant and materials) (unit 3)	30.01.06	23.08.06	Yes	Retrospective planning applications refused. Enforcement Notice issued. New planning applications received for same uses and refused. Planning appeals submitted. Enforcement appeal submitted. Statements prepared. Awaiting decisions by PINS.
7	Bell college, Peaslands Road, Saffron Walden	Failure to observe precedent conditions for approved residential development: (i) Highway Works (ii) Drainage works (iii) Affordable housing scheme (iv) Landscaping	04.04.06	09.06.06 (Stop Notice) 07.07.06 (Enforcement Notice)		Enforcement notice and stop notice issued. Highway works now fully executed. Drainage works agreed. Affordable housing scheme signed. Landscaping resolved. No outstanding issues remaining.
8	4 Strawyard, Holders Green, Lindsell	(i) Unauthorised development (ii) Change of use to a mixed business use and residential use	May 2006			Negotiations ongoing with owners' planning agent to avoid enforcement action. Possible supplementary enforcement report to be prepared regarding any additional breaches that may be identified.
9	Lovecotes Farm, Henham	Storage use and parking of commercial vans	04.08.06.	05.01.07	Yes	Planning Contravention Notice issued. Enforcement notice issued.
10	Funstons Tractors, Hill Green, Clavering	Works not carried in accordance with planning permission.	20.09.06.			Retrospective planning application refused to add doorway. PCN served/returned. Enforcement notice to be served.

11 Peacehaven,  
Lower Road,  
Little Hallingbury

Development not built in  
accordance with approved  
plans. Pre-commencement  
conditions not complied with

21.09.06

Planning applications submitted for  
works. One approved, others refused  
(part retrospective). Enforcement  
notice to be served.

## PROSECUTIONS

ADDRESS	DESCRIPTION
1 Manuden House, The Street, Manuden	Unauthorised felling of tree. Legal proceedings issued. First hearing date scheduled for 6 August 2004. Hearing adjourned to 1 October 2004. Pre-trial scheduled for 26 November 2004. Trial fixed for 19 April 2005. Defendant found guilty. Fine imposed of £3,000 plus costs. Appeal to High Court withdrawn. Court costs paid.
2 Howe Green Moat Farm, Great Hallingbury	Non-return of PCN. Prosecution trial set for 29 August 2006 (Harlow). Breach of planning control has now ceased. Prosecution withdrawn (disproportionate to proceed).