

**Report to District Development Control  
Committee**

**Date of meeting: 27 March 2013**



**Epping Forest  
District Council**

**Subject: Planning Application EPF/1996/12 – Valley View, Curtis Mill Lane, Stapleford Abbots – Part retrospective application for the change of use of land to include stationing of caravans for occupation by gypsy-traveller family with new access, fencing, gates, hardstanding, utility block and cess pool/septic tank.**

**Officer contact for further information: Marie-Claire Tovey  
Committee Secretary: S Hill Ext 4249**

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**Recommendation:**

**That the committee considers the recommendation of the Area Plans Subcommittee East to grant planning permission subject to the following conditions:**

- 1. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Plan 1, Plan 2 and Plan 3**

**Reason: To ensure the proposal is built in accordance with the approved drawings. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Plan 1, Plan 2 and Plan 3**

- 2. The change of use of the land and the siting of the mobile home hereby permitted shall be for the benefit of Ms Emma Stevens and Mr Jack Smith and their resident dependants, and shall be for a limited period ending in January 2017, or at such time the premises are no longer occupied by the persons named above, whichever is the shorter.**

**Reason: Insufficient very special circumstances exist to justify the permanent grant of planning consent on the site.**

- 3. When the land ceases to be occupied by those named in condition 1 above, or at the end of January 2017, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place.**

**Reason:- To ensure the site is returned to its former use after the expiration of the temporary consent.**

- 4. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time.**

**Reason:- To control against the intensification of use of the site which is inappropriate in the Green Belt and in an area liable to flood.**

- 5. Unless within 3 months of the date of this decision a Flood Risk Assessment is submitted in writing to the Local Planning Authority for approval, and unless the approved scheme is implemented within 3 months of the Local Planning Authority's approval, the use of the site hereby permitted shall cease until such time as a Flood Risk Assessment is approved and implemented; and if no scheme in accordance with this condition is approved within 18 months of the date of this decision, the use of the site hereby permitted shall cease until such time as a scheme approved by the Local Planning Authority is implemented.**

**Reason:- To protect the occupants of the site and surrounding areas from additional flood risk.**

### **Report**

1. (Director of Planning and Economic Development) This application has been referred by the Area Plans Sub Committee East with a recommendation for approval. The report to the sub-committee on 23<sup>rd</sup> January 2013 carried a recommendation from officers to approve planning permission subject to the above conditions. The officer's report is reproduced in full below.

### **Planning Issues**

2. The sub-committee generally agreed with the Planning Officers recommendation to grant planning permission subject to the planning conditions.

### **Conclusion**

3. The application in this case, was referred to District Development Control Committee because the area committee although agreeing with the Planning Officers recommendation considered the proposal was contrary to Green Belt policy, despite the justification to approve based on very special circumstances that outweighed Green Belt and any other harm.