

Chick Lane, Welling
EPPING FOREST DISTRICT COUNCIL - MEMORANDUM

From: District Secretary

To: ~~District Planning Officer~~

✓ L.L.C. Section

Originator: G. Lunnun

Originator:

Ref: S/GL/T2/71/1

Ref:

Date: 29 October 1976

Date:

Town and Country Planning Act 1971
Town and Country Planning General Development Orders 1973 to 1976
Article 4 Direction.

Further to my memorandum dated 8 October 1976 I have been advised that the Secretary of State for the Environment approved the Direction without amendment on 20 October 1976. I am arranging to serve a notice on the owner and occupier of the land and to place a notice in the Gazette & Independent and London Gazette on Friday 5 November 1976 and the Direction will come into force on that date.

Jw Tompkins
District Secretary.

JMB

30p

From: District Secretary

To: LLC. Section

Originator: G.Lunnun

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Ref: S/GLT2/71/1

Ref:

Date: 8 October 1976

Date:

Town and Country Planning General Development
Order 1973 to 1976. Proposed Article 4 Direction
Agricultural Buildings.

As you are aware Plans Sub-Committee A at their meeting on 4 October 1976 agreed to make an article 4 Direction regarding development on part of O.S. 183 Back Lane, Sheering. I attach a copy of the direction and a letter which have been sent to the Secretary of State for the Environment for approval ^{to be discussed}. I shall write to you again when I hear from the Secretary of State.

JW Tompkins
District Secretary.

JMB

S/GL/T2/71/1

8 October 1976

Dear Sir,

**Town and Country Planning General Development Orders 1973
to 1976 Proposed Article 4 Direction - Agricultural Buildings**

... I enclose two sealed copies and one unsealed copy of a direction made by this Council.

... The Council considers that the direction should be approved urgently as the owner of the land has submitted an application for approval under the building regulations for barns for agricultural equipment. Copies of the plans submitted with the application are enclosed from which you will note the proposed buildings are large corrugated iron barns with semi-circular roofs. The owner of the land does not own or control any adjoining land. The land which forms part of a pasture field is an elevated site high above the A.11 motorway and the surrounding locality. All of this area is zoned as Metropolitan Green Belt on the County of Essex Development Plan. I also enclose photographs to illustrate the Council's view that due to the extreme prominence of the land the effect of the proposed buildings on the landscape would be disastrous. The land has been vacant since August this year but prior to that was used for agricultural purposes together with the adjoining land.

... It is understood that the owner is proposing to erect the buildings in the near future as certain building materials have been deposited on the land. I would ask you, therefore, for approval to the direction as soon as possible.

Yours faithfully,

JW Tompkins

District Secretary

The Secretary,
Department of the Environment,
Eastern Region,
Charles House,
375 Kensington High Street,
LONDON,
W14 8QH.

Enc.
S.A.B.

DISTRICT OF EPPING FOREST

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT

ORDERS 1973 to 1976

DIRECTION RESTRICTING PERMITTED DEVELOPMENT OF 1.10 ACRES OF LAND AT
O.S.183, BACK LANE, SHEERING, ESSEX.

WHEREAS:

- (1) The District Council of Epping Forest (hereinafter referred to as "the District Council") is the District Planning Authority under the Town and Country Planning Act 1971 (as amended by section 182 of the Local Government Act 1972) for the District of Epping Forest
- (2) Article 3 of the Town and Country Planning General Development Order 1973 as amended (hereinafter called "the Order") permits the carrying out of certain development as specified in the first schedule to the Order upon land to which the Order applies without the permission of the District Council or the Secretary of State for the Environment
- (3) Class VI-1 of the first schedule to the Order relates to the carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agriculture (other than the placing on land of structures not designed for those purposes or the provision and alteration of dwellings) so long as
 - (a) the ground area covered by a building erected pursuant to the Order does not, either by itself or after the addition thereto of the ground area covered by any existing building or buildings (other than a dwelling house) within the same unit erected or in the course of erection within the preceding two years and wholly or partly within 90 metres of the nearest part of the said building, exceed 465 square metres
 - (b) the height of any of the buildings or works does not exceed 3 metres in the case of a building or works within 3 kilometres of the perimeter of an aerodrome, nor 12 metres in any other case
 - (c) no part of any building (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road
- (4) Article 4 of the Order, enables either the District Council or the

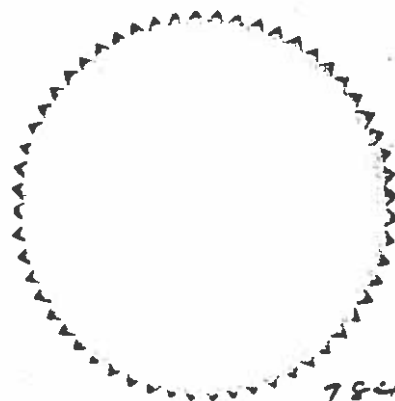
Secretary of State for the Environment to direct that a permission granted by Article 3 of the Order shall not apply to specified development

(5) The District Council is satisfied that the development specified in Class V1-1 of the first Schedule of the Order should not at any time be carried out on the land hereinafter defined unless permission is granted on an application made pursuant to the provisions of the Order because the land is situated in the Metropolitan Green Belt and being elevated is extremely prominent in the locality and unsightly buildings would constitute a serious threat to amenity

N O W T H E R E F O R E the District Council in pursuance of the powers conferred upon it by sub-section (1) of Article 4 of the Order DO HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to the development specified in Class V1-1 of the first Schedule of the Order in respect of 1.10 acres of land forming part of OS parcel 183 Back Lane Sheering in the county of Essex more particularly delineated on the plan attached hereto and thereon edged red This direction shall require the approval of the Secretary of State for the Environment and shall come into force on the date on which the District Council serve a notice on the occupier or if no occupier the owner of the land stating the effect of the direction after approval of the Secretary of State

Dated this 8 day of OCTOBER 1976

THE COMMON SEAL OF THE DISTRICT)
COUNCIL OF EPPING FOREST was)
hereunto affixed in the)
presence of:-)



Attesting Officer

Attesting Officer

Plan referred to in the Direction
restricting permitted development
of 1.10 acres of land at O.S.
183 Back Lane, Sheering, Essex.

Attesting Officer

Attesting Officer

187
11.84

183
11.84

L a n e

171
11.75

E

R

170
11.72

C

105+000

M. 11. MOTORWAY

104

784

Scale 1 : 2500

FF

100

