

Report to District Development Management Committee

Date of meeting: 28 November 2018



Address: Land at Lippitts Hill, High Beach

Subject: EPF/2315/18 – Certificate of Lawful Development for existing mobile field shelter for equine use only

Officer contact for further information: C. Brown (01992 564514)

Democratic Services Officer: S. Tautz (01992 564180)

Recommendation(s):

That the Certificate of Lawful Development be Granted

Report:

This application is submitted to this Committee since it is submitted on behalf of Councillor S. Stavrou (pursuant to The Constitution, Part Two, Article 10(f)).

Description of Proposal:

The proposal seeks a Certificate of Lawful Development for an existing mobile field shelter for equine use only.

Relevant History:

None

Policies Applied

The Town and Country Planning Act 1990

Summary of Representations:

WALTHAM ABBEY TOWN COUNCIL: The Committee declared a non-pecuniary interest as the land is owned by a town councillor and therefore made no comment

There are no neighbour consultations.

Issues and Considerations:

The issue for the determination of this application is whether or not it requires planning permission.

The mobile field shelter is sited on metal skids and incidental to the equestrian use of the land where there are 12 permanent stables. It therefore is not development by definition in the Town and Country Planning Act because it is a moveable structure

and therefore forms part of the use of the land.

Conclusion:

The proposed mobile field shelter is an ancillary aspect to the main use of the land and as such would not constitute an operational development that would involve a material change of use. Planning permission therefore is not required.