

Madeleine Jones

Delegated Officer Report Recommendation – Approve with Conditions

Application number: UTT/22/0267/FUL
Proposal: Creation of an open logistics facility with associated new access and ancillary office with amenity facilities
Site Address: Land At Tilekiln Green, Start Hill, Great Hallingbury, CM22 7TA,
Parish: Great Hallingbury
Ward: Broad Oak And The Hallingburys
Applicant: FKY Limited
Agent: Mr Richard Norman
Target Date: 7th February 2023
Expiry Date: 22nd June 2022
Extension of Time Date: 14th February 2023

Plans:

Plan Ref	Version	Received
EXTERNAL LIGHTING STRATEGY		23rd March 2022
10398-EXT-01 B		23rd March 2022
10398-EXT-02		23rd March 2022
11008 PL_1002		23rd March 2022
11008 PL_1003 A		23rd March 2022
11008 PL_1000 A		23rd March 2022
11008 PL_1001 E		23rd March 2022
NC18.446-P204 B		21st June 2022
NC18.446-P203 A		29th November 2022
22-22956-01 A		
IT1896/SK/1001		20th December 2022

Planning Policies:

Policy	Local Plan	Local Plan Phase
ECP - ECC Parking Standards (Design & Good Practice) September 2009		
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
S8 - The Countryside Protection Zone	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN3 - Flood Protection	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN5 - Light Pollution	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV10 - Noise sensitive development and disturbance from aircraft	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV3 - Open spaces and trees	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV13 - Exposure to poor air quality	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV7 - The protection of the natural environment designated sites	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV11 - Noise generators	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
Interim Climate Change Policy		

Planning Applications History (if any):

Reference No.	Status	Decision Date	Proposal
UTT/21/0332/FUL	R	26/05/2021	Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.
UTT/2113/06/FUL	AC	22/02/2007	Change of use from agricultural land to Thames Water Operational land and erection of control panel, fencing and minor ancillary works including new access in association with sewer flood scheme
UTT/21/0332/FUL	R	26/05/2021	Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.
UTT/14/1822/AV	AC	08/08/2014	Erection of 7 no. fascia signs and 1 no. free standing sign
UTT/15/0379/AV	AC	25/03/2015	Replacement signage to fuel pumps on forecourt
UTT/16/2240/FUL	AC	10/10/2016	Demolition of the existing shop and forecourt and erection of replacement shop and forecourt. Formation of parking spaces and erection of two new jet wash bays. Alterations to existing vehicular access
UTT/17/2743/FUL	AC	24/01/2018	Redevelop an existing Petrol Filling Station by demolishing the existing forecourt and replace with new. The existing shop is to be retained.
UTT/17/3713/AV	AC	14/02/2018	Erection of 3 no. internally illuminated fascia signs and 4 no. internally illuminated Esso Signage Waves
UTT/18/0348/DOC	CF	11/04/2018	Application to discharge Conditions 2 (construction method statement) 3(construction method statement) 4(lighting) and 5(lightning) attached to UTT/17/2743/FUL dated 24 January 2018
UTT/19/1096/FUL	AC	17/07/2019	Installation of 1 no. New Jet Wash.
UTT/21/0332/FUL	R	26/05/2021	Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.
SWR/0159/63	UA	27/06/1963	Installation of 1000 gallon Kerosene Storage Tank and Pump
UTT/0259/79	AC	18/02/1980	Proposed new workshop canopy and pump island and 6000 gallon underground petroleum storage tank
SWR/0036/54	AC	08/06/1954	Development of land for garage workshop

			offices and installation of petrol pumps (Details approved 09-08-1955)
A/UTT/0368/75	AC	17/06/1975	Internally illuminated sign
UTT/0208/79	AC	19/04/1979	Proposed extension to form MOT testing bay
A/UTT/1138/81	AC	11/01/1982	Partial illumination to ingress canopy fascia
SWR/0093/57	UA	13/08/1957	Installation of petrol pump and tank erection of floodlight
UTT/0226/77	AC	23/05/1977	Display for sale of up to six cars on garage forecourt
SWR/0100/53	AC	25/09/1953	Proposed erection of two detached dwelling houses on land
SWR/0124/56	AC	28/09/1956	Stationing of caravan
SWR/0229/66	AC	17/11/1966	New pump islands and lighting
SWR/0332/69	AC	11/12/1969	Application for permission to display six cars for sale
SWR/005/72	AC	13/07/1972	Erection of illuminated box sign SWR/0292/72
A/UTT/1138/84	AC	14/11/1984	One freestanding gantry and 5 spreader units all internally illuminated
A/UTT/0624/80	AC	04/08/1980	Illuminated and non-illuminated canopy fascia signs. Illuminated shopfront sign and wall mounted Esso oval. Illuminated crossover signs
UTT/0164/85	AC	25/03/1985	Proposed installation of replacement cesspool and extension to car parking area.
UTT/1116/88/AV	AC	18/08/1988	Internally illuminated lighting unit over new pump
UTT/1498/98/FUL	AC	25/01/1999	Provision of replacement underground fuel storage tanks.
UTT/0453/89	AST	05/05/1989	Proposed above ground offset fills and associated works and alteration to existing access
UTT/0177/11/DOC	DC1	24/02/2011	Application to discharge conditions C.4.1 & C.5.1 of UTT/1206/10/FUL

Planning Appeals History (if any):

Reference No.	Status	Decision Date	Proposal
21/00066/REF	APPWIT	23/09/2021	Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.
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Neighbour / Public Responses:

No. Neighbours Notified	No. Contributions Received
365	175

Note: Neighbour comments (if any can be viewed online at www.uttlesford.gov.uk/planning)

Consultee Responses:

Consultee Name	Date Comments Received	Nature of Consultation
Parish Council	28th June 2022	
National Trust East Of England Regional Office	No Comments Received	Reconsultations EXT/INT
ECC Ecology Advice	5th August 2022	Reconsultations EXT/INT
Environmental Health	27th June 2022	Reconsultations EXT/INT
Education & Highways (ECC)	19th January 2023	Reconsultations EXT/INT
UDC Landscaping	21st June 2022	Reconsultations EXT/INT
Parish Council	11th April 2022	
Parish Council	7th April 2022	Parish Letter
Ward Members	No Comments Received	Ward Member Notification
UDC Landscaping	27th October 2022	Consultation Letter
Environment Agency	2nd August 2022	Consultation Letter
Thames Water Utilities	No Comments Received	Consultation Letter
Highways England	30th March 2022	Consultation Letter
ECC Ecology Advice Conservation Officer	No Comments Received	Consultation Letter
Cllr Lees	26th January 2023	Consultation Letter
Environmental Health	No Comments Received	Consultation Letter
BAA Aerodrome Safeguarding	9th May 2022	Consultation Letter
National Air Traffic Services	19th April 2022	Consultation Letter
Essex Rangers	13th April 2022	Consultation Letter
Essex County Council - Minerals And Waste	No Comments Received	Consultation Letter
Natural England	31st March 2022	
Sustainable Drainage	12th April 2022	Consultation Letter
East Herts District Council	5th April 2022	Consultation Letter
Education & Highways (ECC)	No Comments Received	Consultation Letter
Education & Highways (ECC)	No Comments Received	Reconsultations EXT/INT
Linda Howells Economic Development Officer	No Comments Received	Consultation Letter
National Trust East Of England Regional Office	No Comments Received	Consultation Letter
Environmental Health	25th May 2022	Consultation Letter
Environmental Health	10th November 2022	
Education & Highways (ECC)	3rd February 2023	
	No Comments Received	Reconsultations EXT/INT

Other Consultee	20th January 2023	
County Planner - Archaeology Section (ECC)	20th January 2023	
Parish Council	19th April 2022	
BAA Aerodrome Safeguarding	22nd December 2022	
Environmental Health	3rd February 2023	Reconsultations EXT/INT

Note: Consultee comments (if any) can be viewed online at www.uttlesford.gov.uk/planning

Officer Report

Conclusion

Conditions

Informative(s):-

0 Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an ENFORCEMENT NOTICE, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an ENFORCEMENT NOTICE is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6

months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to REFUSE planning permission for a HOUSEHOLDER (HHF) application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a MINOR COMMERCIAL application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an ADVERTISEMENT, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice (for those not specifically mentioned above).

Appeals can be made online at:

Householder (HHF) - <https://www.gov.uk/appeal-householder-planning-decision>

FULL - <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

Authorising Officer and date:

**Maria Shoesmith
14 February 2023**

