



UTTLESFORD DISTRICT COUNCIL

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Dated: 14 December 2023

[REDACTED]
Pelham Structures Ltd
Butts Green, Unit 4 Brices Yard
Valance Road
Clavering
CB11 4RT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application Number: UTT/22/1261/FUL
Applicant: Mr W. I Bampton

Uttlesford District Council **Refuses Permission** for:

The demolition of 10 no. existing structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling, the construction of 3 no. single storey dwellings. The creation of a pedestrian and cycle link path. at Land To The West Of Mill Lane Hatfield Heath

The refused plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
571X0200	Combined	23/05/2022
571X0300	Combined	23/05/2022
571X0400	Combined	23/05/2022
571X0500	Combined	23/05/2022
571X0600	Combined	23/05/2022
571X0700	Combined	23/05/2022
571X0800	Combined	23/05/2022
571X1000	Combined	23/05/2022
571X1100	Combined	23/05/2022
ALS7335/200/01A	Levels	23/05/2022
ALS7335/200/03A	Levels	23/05/2022
CC296/116-1	Other	23/05/2022
025/2016/01 P2	Drainage	23/05/2022

BRIEF INVESTIGATION	FACTUAL	SITE	Other	23/05/2022
FLOOD ASSESSMENT/DRAINAGE STRATEGY		RISK	Other	23/05/2022
HERITAGE ASSESSMENT		IMPACT	Other	23/05/2022
PLANNING AND LANDSCAPE STATEMENT	DESIGN		Design and Access Statement	23/05/2022
TRANSPORT ASSESSMENT			Other	23/05/2022
571X0100A			Combined	07/11/2022
571X02C			Block Plan	07/11/2022
571X0900A			Combined	07/11/2022
ALS7335/100/04			Combined	19/08/2022
ALS7335/100/01			Combined	19/08/2022
ALS7335/100/02			Combined	19/08/2022
ALS7335/100/03			Combined	19/08/2022
ALS7335/100/05			Combined	19/08/2022
ALS7335/100/06			Combined	19/08/2022
ALS7335/100/15			Combined	19/08/2022
ALS7335/100/17			Combined	19/08/2022
ALS7335/100/17			Combined	19/08/2022
571X01B			Location Plan	22/08/2023

Permission is refused for the following reasons:

- 1 The proposed development would constitute inappropriate development within the Green Belt and additional harm would result from the loss of openness. The harm by reason of its inappropriateness and loss of openness is not clearly outweighed by other considerations. There are no very special circumstances associated with this proposal that would outweigh the harm identified, therefore it fails to meet the tests found within paragraphs 147, 148 and 149(g) of the National Planning Policy Framework (2023)

The proposal is therefore contrary to Policy S6 of the Uttlesford Local Plan 2005 and National Planning Policy Framework (2023).

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
National Planning Policy Framework September 5 2023		
S6 - Metropolitan Green Belt	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
H9 - Affordable Housing	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
ENV5 - Protection of agricultural 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
ENV8 - Other landscape elements of importance for nature	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
ENV12 - Groundwater protection	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



**Dean Hermitage
Director Planning**

Notes:

1 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.

PRIOR APPROVAL APPEALS, INCLUDING THE NEIGHBOURS' CONSULTATION SCHEME

Applicants may appeal under section 78 of the Town and Country Planning Act 1990 against a local planning authority's refusal or non-determination of an application for prior approval for development permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015.

Prior approval appeals generally follow the same procedures and timetables as appeals relating to ordinary planning permissions. Appeals against refusal of prior approvals relating to dwellinghouses, including the neighbours' consultation scheme for larger home extensions under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, will be made under the householder appeals process (see Annex C of the Planning Inspectorate Procedural Guide). Such appeals must be submitted within 12 weeks.

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 (or timeline as 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>