

ARTICLE 4 (CANCELLATION) DIRECTION

UTTLESFORD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 2015/SI No 596 (AS AMENDED)

Direction under Article 4 (1) to cancel the

Direction confirmed on 12 January 2012 to which Article 3 applies

WHEREAS Uttlesford District Council (the Council) being the appropriate local planning authority for land at Friars Lane (off Chelmsford Road) Hatfield Heath within the meaning of article 4(4) of the Town and Country Planning (General Permitted Development) Order 2015 (“The GDPO”).

WHEREAS The Council made an order under the Town and Country Planning (General Permitted Development) Order 1995 (The 1995 GDPO) on the 26th of September 2011 and confirmed that order on the 12th January 2012 (**the Original Order**) such order restricted the use of parts of article 3 of the GDPO.

WHEREAS The Council is satisfied that it is no longer expedient to restrict development in the terms originally specified and therefore intends to revoke the Original Order

NOW THEREFORE the Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 hereby direct that the permissions granted by article 3 of the said Order shall apply in full to development on the said land of the description in the Schedule below within the Original Order and the Original Order shall be revoked and cancelled.

THIS DIRECTION is made under Article 4(1) of the said Order and shall remain in force until and including 6 July 2025 (being six months from the date this Direction comes into force) and shall then expire unless it has been confirmed by the Local Planning Authority in accordance with Schedule 3 paragraph 2(6) before the end of the six-month period

SCHEDULE

(The Development)

- a. **Part 2 Classes A and B** of Schedule 2 of the Order for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure; and the formation, laying out and construction of a means of access to a highway, respectively; and
- b. **Part 4 Class B** of Schedule 2 of the Order for the use of any land for any purposes for not more than 26 days in total in any calendar year, of which not more than 14 may be for the purposes referred to in Paragraph b2 (e.g. motorcycle racing) and the provision on the land of any moveable structure for the purposes of the permitted use; and
- c. **Part 5 Class A** of Schedule 2 of the Order for the use of the land, other than a building, as a caravan site in the circumstances referred to in paragraph A.2. to cover the use for a caravan site as specified in paragraphs 2 to 10 of Schedule 1 to the 1960 Caravan Sites and Control of Development Act 1960; and
- d. **Part 6 Class B** of Schedule 2 of the Order for the carrying out on agriculture land comprising an agricultural unit of less than 5 hectares, the extension or alteration of an agricultural building; the installation of additional or replacement plants or machinery; the provision, rearrangement or replacement of a sewer, main pipe, cable or other apparatus; rearrangement or replacement of a private way; the provision of a hard surface; the deposit of waste; or the carrying out of any of the following operations in connection with fish farming, namely, repairing ponds and raceways, the installation of grading machinery, aeration equipment or flow meters and any associated channel; the dredging of ponds and the replacement of tanks and nets; and
- e. **Part 7 Class A** of Schedule 2 of the Order for the carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of, works for the erection, extension or alteration of a building; the formation, alteration or maintenance of private ways; operations on that land or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways; and other operations.

(The Land)

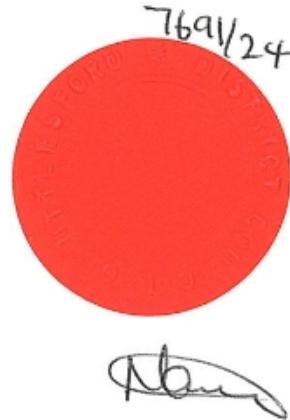
Land at Friars Lane (off Chelmsford Road) Hatfield Heath - as shown edged and hatched in red on the attached plan

MADE under the Common Seal this 9th day of December 2024

THE COMMON SEAL of UTTLESFORD

DISTRICT COUNCIL was hereunto affixed

in the presence of



CONFIRMED UNDER THE COMMON SEAL OF UTTLESFORD DISTRICT

COUNCIL the day of 2025

DISTRICT COUNCIL was hereunto affixed

THE COMMON SEAL of UTTLESFORD

in the presence of



Dorford House

Oakhurst House

Broad Oak

St Davids

Lodge

Hill John

Avenmore

Orchard

Englefield

Pippin

CHELMSFORD ROAD

A 1060

Pheasant's Roost

Rookwood

Westwoods

Heritage Cottage

Oakhanger

Bramfields

Wengen

Alister

Apple Trees

7691/24



[Signature]