

Committee: Cabinet

Date:

Title: Confirmation of Removal of Article 4, Land at Friars Lane (off Chelmsford Road), HATFIELD HEATH

Thursday, 13
February 2025

Lead Member: Councillor John Evans, Portfolio Holder for Planning

Report author: Nigel Brown, Head of Development Management & Enforcement
nbrown@uttlesford.gov.uk

Key decision: No

Summary

1. Land at Friars Lane, Hatfield Heath, is subject to an Article 4 Direction dated 12 January 2012
2. Local Planning Authorities are legally bound to review Article 4 Directions within their district on a regular basis. The owners of the land have approached the Council have requested that the need for the Article 4 be reviewed.
3. Members will recall that this matter was reported to Cabinet on 19 March 2024 where it was agreed to remove the Article 4.
4. Appropriate formal notices have been served and advertised. With the final consultation period expiring on 15 January 2025. Cabinet's formal confirmation is required following the expiry of this period.

Recommendations

5. That the removal of the Article 4 Direction defined as Friars Lane (off Chelmsford Road), Hatfield Heath be CONFIRMED.

Financial Implications

6. None

Background Papers

7. The following papers were referred to by the author in the preparation of this report:

- Appendix 1: Article 4 Direction for Friars Lane (off Chelmsford Road), Hatfield Heath
- Appendix 2: Cabinet Report 19 March 2024
- Appendix 3: Article 4 Cancellation Direction Friars Lane (off Chelmsford Road), Hatfield Heath

Impact

8.

Communication/Consultation	Through formal advertising following decision
Community Safety	Not affected.
Equalities	Not affected.
Finance	Not affected
Health and Safety	Not affected.
Human Rights/Legal Implications	Not affected.
Sustainability	Not affected
Ward-specific impacts	Within Hatfield Heath Ward
Workforce/Workplace	Existing staff resources.

Situation

9. Cabinet resolved to remove the Article 4 on 19 March 2024.
10. Following this resolution a formal Direction to revoke was drafted, sealed and published. The Direction has been formally served on the owner/occupiers of the land. The revocation has been formally advertised with an expiry date of 15 January 2025. Any representations received do need to be considered by the Council.
11. The revocation took effect immediately on serving on the Owner/Occupier,
12. Cabinet's approval of confirmation is required following the consideration of any representations to the final notification which expired on 15 January 2025.

12. Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
None			

- 1 = Little or no risk or impact
2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.