



UTTLESFORD DISTRICT COUNCIL

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Mr Chris Loon
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Limited
15 Springfields
Great Dunmow
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United Kingdom

Dated: 25 July 2022

**TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 191 AND 192
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2010 ARTICLE 35**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
Application Number: UTT/22/1523/CLP**

FIRST SCHEDULE

**Certificate of lawfulness for the proposed formation, laying out and construction of a
means of access to Cornells Lane, in connection with the use of land
(up to 14 days per calendar year) for the purposes of the holding of a
market.**

SECOND SCHEDULE

Land To The North Of Cornells Lane Widdington Essex

Registered Date: 30 May 2022

Date of Decision: 25th July 2022

Take notice that Uttlesford District Council in exercising its powers as Local Planning Authority hereby certify that on the use described in the First schedule hereto in respect of the land specified in the Second Schedule hereto, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

- 1 The proposed development meets the criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 2, Class B, and therefore the proposed access that falls under Class B is lawful.

Notes:

- 1
 1. This certification is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
 2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
 3. This certificate applies only to the extent of the operations described in the First Schedule and in the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from those described or which relate to other land may render the owner or occupier liable to enforcement action.
 4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness

- 2 Please note that Building Regulations may be required - please contact Uttlesford District Council Building Surveyors on 01799 510538 or 01799 510535. Alternatively email building@uttlesford.gov.uk for further information.