



UTTLESFORD DISTRICT COUNCIL

COUNCIL OFFICES, HIGH STREET, GREAT DUNMOW, ESSEX CM6 1AN  
TELEPHONE (0371) 875411 FAX (0371) 875176

CHIEF EXECUTIVE : KEITH IVORY

REVISED

TOWN AND COUNTRY PLANNING ACT 1990

Application No: UTT/1366/91

Development Description: Change of use from residential to public house and restaurant including rear extension.  
Construction of new access

Site Location: Loppingdales Cottages  
Gaunts End  
Elsenham

Applicant: Mr E Prior  
Loppingdales Cottages  
Gaunts End  
Elsenham  
BISHOP'S STORTFORD Herts

---

Town and Country Planning General Development Orders  
Notice of (~~Outline~~) Planning Decision

In pursuance of the powers exercised by them as district planning authority this Council, having considered your application to carry out the above development in accordance with the plans accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for the said development subject to compliance with the following condition/s:

- C.1.5. The development hereby approved must be begun before the expiration of five years beginning with the date of this permission.
- Reason: In order to comply with Section 91(1),(2) of the Town and Country Planning Act 1990.
- C.16.4. The development hereby approved shall be implemented in accordance with the revised drawings nos. 1137/01A and 04A dated 21 January 1992, received 27 January 1992, in addition to those originally submitted which are not superseded, ie drawing no(s). 1137/05B, 02A, 03.

Reason: Part of the original plans were unsatisfactory.

- C.11.8. The car parking spaces shown on the plans hereby approved shall be properly hardened and laid out and made available for the first and all subsequent use of the site as approved, to the satisfaction of the planning authority. Subsequently the whole of this space shall be available all the time that any part of the building is open to staff or persons visiting the building.

Reason: To enable vehicles calling at the site to park clear of the highway in the interests of road safety.

- C.3.3. A landscaping scheme shall be submitted to the planning authority before the development hereby permitted is commenced. Such scheme as may be approved in writing by the planning authority shall include the planting of suitable trees and shrubs, and of hedges where appropriate, together with details of positions and species and the exact location of all drainage runs, power supplies, etc. which could interfere with tree roots. This scheme as approved shall be completely implemented during the first planting season following the completion of the development of the site or that part of the site to which the landscaping relates or in accordance with an agreed phasing scheme, to the satisfaction of the planning authority. Any trees, shrubs or hedges dying, being severely damaged or becoming seriously diseased within 5 years of the date of planting shall be replaced by the applicant or the successor in title, with trees, shrubs and hedges of similar size and species to those originally required to be planted, to the satisfaction of the planning authority.

Reason: In the interests of the appearance of the site and surrounding area.

- C.90A The surfacing of the car park shall be as indicated on drawing 1137/05B.

Reason: In the interests of the appearance of the site and surrounding area.

- C.90B Details of the location and design of any external flues shall be submitted to and approved in writing by the local planning authority prior to installation.

Reason: In the interests of the appearance of the listed building.

- C.2.1. The development hereby approved shall be carried out in all respects strictly in accordance with the submitted plans contained in the application.

Reason: To ensure the development will be carried out as approved.

- C.90C The occupation of the flat shall be restricted to a use ancillary to the public house and restaurant hereby approved and shall not be occupied separately from the main premises to which it relates without the prior written approval of the planning authority.

Reason: In order to avoid overdevelopment of the site.

---

Director of Planning:

Dated:

12 APR 1992

B. D. Pelt

NOTES

1. This permission does not incorporate Listed Building Consent unless specifically stated.
2. This Decision Notice consists of 3 pages.
3. The Condition Numbers referred to are planning code numbers.