

FELSTED PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 19 December at 7:30 pm in the United Reformed Church Hall Committee Room.

Present: Councillors Chris Woodhouse (Chairman), Richard Freeman, Andy Bennett, Malcolm Radley, Alan Mackrill and Nicholas Hinde.

No apologies for absence were received from Councillor Graham Harvey.

1. Public Forum

There were no members of the public present.

2. Minutes of previous meetings

The Chairman signed the Minutes of the August, September, October and November meetings.

3. New applications considered:

[UTT/17/2865/LB](#)

Walnut Tree, Cobblers Green, Felsted

Replace floor structure within original dwelling with new oak timbers. Remove modern window frames to bay window and porch and install like-for-like replacements. Replace modern window to L/H first floor gable elevation with new softwood framed, cottage-style window.

No comment.

UTT/17/2933/HHF and [UTT/17/2934/LB](#)

Great Greenfields, Gransmore Green, Felsted

Retention of previously approved extension including regularisation works to accommodate single storey rear extension, removal of upper floor extension and minor variations approved under listed building consent UTT/0757/09/LB with associated remedial works and minor alterations.

Comment: Provided that the LPA Conservation Officer is satisfied with the proposed solution, the PC has no further comment.

[UTT/17/3279/HHF](#)

Foxgloves, Bannister Green, Felsted

Installation of 3 no. first floor dormer extensions. Previous similar application [UTT/17/2044/HHF](#) refused September 2017.

Comment: The proposed dormers, whilst an improvement on those proposed in the previous application, are still not in keeping with the form and structure of the original building. Both northeast and southwest elevations look unbalanced due to their off-centre fenestration.

[UTT/17/3439/FUL](#)

Greenfields, Bartholomew Green, Felsted

Proposed demolition of existing dwelling and erection of 1 no. dwelling and 3 Bay Garage. New vehicular access and associated onsite manoeuvring area.

Comment: Whilst the Parish Council has no objection to the building of this replacement dwelling, this application should be viewed with consideration to the applicant's previous, withdrawn, application UTT/17/1824/FUL and the Parish Council's concern that there may have been an intention to build 2 houses on the land.

The application form states that there are no trees or hedges on the site and that a new boundary treatment of a 1.8m high fence is to be constructed. However, the plan drawing more accurately illustrates the rich boundary make up of established, mixed hedging and trees, and states that they are to be retained.

The area is characterised by old high mixed hedging and so it is important that it be protected, both from an ecological standpoint and for the aesthetics of the area.

Any approval should therefore clarify the apparent discrepancy between the application form and the plan drawing and include a condition to protect and retain all of the existing boundary hedging and trees and not to use inappropriate 1.8m boundary fencing.

[UTT/17/3441/HHF](#)

15 Ravens Crescent, Felsted

First floor front and side extensions.

No comment.

[UTT/17/3586/HHF](#)

Springbank, Mill Road, Felsted

Proposed alterations to existing rear conservatory.

No comment.

4. Decisions received since 14 November:

[UTT/17/1320/FUL](#)

Land E of The Bungalow, Causeway End Road, Felsted

5 no. detached dwellings together with associated access, garaging and landscaping.

Permission Refused 14 November 2017: (*"The residential development of this greenfield site lying outside development limits would introduce an incongruous and wholly inappropriate form of housing into the countryside which ... would have a significantly harmful effect on the open, rural character of the site and the immediate surrounding area ... and be incompatible with the scale, form, layout and appearance of the linear grain of existing housing extending along Causeway End Road from the west*

Furthermore, the development would cause coalescence between Causeway End and Cobblers Green....

The proposal would not amount to a presumption in favour of sustainable development contrary to the NPPF and be contrary to ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005) relating to countryside protection, design and housing mix

The applicant has failed to demonstrate visibility splays which would be in accordance with those required for the speed of the road

The ecology information submitted with the application is insufficient to enable the impacts of the proposed development on biodiversity, including protected species, to be properly assessed")

[UTT/17/2609/HHF](#)

Larks, Bannister Green, Felsted

Proposed conversion of existing garage barn with storage in roof to form new self contained 2 bedroom annex.

Application Withdrawn 14 November 2017.

[UTT/17/2729/HHF](#)

Wytewais, Gransmore Green, Felsted

Erection of detached garage/workshop and 1.8m high entrance gates.

Permission Granted 13 December 2017.

[UTT/17/2757/LB](#)

1 Littlefields, Cock Green, Felsted

Alterations to fenestration approved under listed building consent UTT/17/1606/LB and demolition of outbuilding.

Listed Building Permission Granted 17 November 2017.

[UTT/17/2958/CLP](#)

Four Winds, Main Road, Willows Green

Certificate of lawfulness for proposed single storey side extension.

Certificate Approved 13 December 2017.

5. Appeal and High Court decisions received since 14 November

[UTT/17/0630/FUL](#)

Land adjacent Brooklands, Stebbing Road, Felsted

Erection of 2 no. detached dwellings together with associated landscaping and 2 no. new accesses.

Permission Refused 25 May 2017. Appeal lodged 29 August 2017.

Appeal dismissed 14 November 2017: (*"The totality of the harm that would be a consequence of the significant adverse impacts ... would significantly and demonstrably outweigh the limited benefits ... when taken as a whole. Therefore, the proposal does not constitute sustainable development for which the Framework carries a presumption in favour."*)

[UTT/16/0287/OP](#)

Land to the South of Braintree Road, Felsted

Outline application for up to 55 dwellings, means of access and associated works, with all other matters (relating to appearance, landscaping, layout and scale) reserved.

Permission Refused 28 July 2016.

Appeal lodged 14 September 2016. Appeal dismissed 11 July 2017.

Application to challenge HM Inspector’s findings dismissed by High Court 28 November 2017.

6. ‘West of Braintree’ — Braintree DC plan and HMI Inquiry

Cllr Bennett had agreed to represent Felsted PC at the North Essex Garden Communities Strategy Inquiry.

Alsop Verrill (consultants) had made a submission to the Inquiry on behalf of the Joint Parishes (including Felsted) and SERCLE. Councillors noted that, although apparently a party to this submission, Felsted PC had not so far contributed to the consultants’ fees. Other parishes had pledged some £38,500 in total (of which £30,000 was from Stebbing PC). Expenditure so far was about £5,000. The PC had previously pledged up to £2,000 towards a SERCLE fighting fund, if required, but had withdrawn this commitment when SERCLE ceased to be as active.

Members agreed now to recommend that the PC pledge £1,000 towards the cost of consultants. It was understood that there was no immediate requirement to spend this, but it was likely that further expenditure would be necessary.

7. Next Meeting

Next meeting: Tuesday 16 January at 7:30 pm, URC Committee Room.

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Committee Chairman
16 January 2018.