

FELSTED PARISH COUNCIL

Minutes of Planning Committee Meeting held on

Tuesday 19th February 2019 in the URC Committee Room at 7.30 pm

Present: Councillors Chris Woodhouse (Chairman), Richard Freeman, Nicholas Hinde and Malcolm Radley

1. Apologies for Absence and Declarations of Interest

Apologies had been received from Councillors Andy Bennett and Alan Mackrill
There were no Declarations of Interest.

2. Public Forum

No members of the public were present.

3. Approval of Minutes of Previous Meeting

The minutes of the January meeting were agreed and signed by the chairman.

4. New Applications Considered:

[UTT/18/3400/HHF](#)

Rockets Bannister Green

Replace existing hedge with a 2 metre high brick wall to rear garden

No Comment

[UTT/19/0243/PDE](#)

Merlin Causeway End Road Felsted

Proposed single storey rear extension - extending 4.2m from rear wall, maximum height 3.95m and height to eaves 2.95m

Comment: The application looks reasonable but the PC are unable to make an informed decision on plans that are amateurish.

[UTT/19/0180/HHF](#)

Pine House Chelmsford Road Felsted

Demolition of detached garage and erection of two storey front and part single and part two storey rear extensions

Comment: The points made by a neighbour are all valid and need addressing, apart from Item 10 which is not valid from a planning point of view.

The outside wall should be recessed so that the foundations and roof structure are solely within the applicant's property.

[UTT/19/0271/PDE](#)

Belsfield Chelmsford Road

Proposed single storey rear extension - extending 6m from rear wall, maximum height 4m and height to eaves 2.5m

No Comment

[UTT/19/0253/HHF](#)

Taylor's Chelmsford Road

Erection of single storey rear extension

Comment: A Victorian style extension on a fine period listed house such as this is not appropriate. In particular the blank wall looks out of place although it is not particularly visible.

[UTT/19/0254/LB](#)

Taylor's Chelmsford Road

Erection of single storey rear extension and internal alterations

Comment: A Victorian style extension on a fine period listed house such as this is not appropriate. In particular the blank wall looks out of place although it is not particularly visible.

No internal timbers are to be removed without consent of the planning officer.

[UTT/19/0200/HHF](#)

Foxtons Mole Hill Green Molehill Green Road

Demolition of existing garage and erection of single, two and three storey rear extensions

Comment: Three storeys is inappropriate for this semi-rural location.

The design has no sympathy for surrounding properties. There is a Listed Building opposite.

Should the planning authority be so minded to grant this (which we do not recommend) restrictions are to be placed on the positioning of contractors' vehicles and hours of work.

This area has seen too much inappropriate building out of character with the area.

[UTT/19/0157/HHF](#)

45 Station Road Felsted

Proposed single storey rear extension and internal alterations

No Comment

[UTT/18/3408/FUL](#)

Brook Cottage Gransmore Green Gransmore Green Lane Felsted

Construction of 4 new dwellings and associated works including access

Comment: The PC is strongly opposed to this application.

The site is in an area where open countryside policies S7 of the existing Local Plan and SP10 of the draft Local Plan apply. In the Felsted Heritage and Character Assessment, produced by AECOM in 2017 on behalf of Felsted Parish Council and Felsted Neighbourhood Plan Steering Group, Gransmore Green is identified as a hamlet forming part of LCA1 (Landscape Character Area 1) "Felsted Arable Farmland". The "Key Characteristics" of LCA1 describe the area as "Settlement is limited to isolated Farmsteads and Gransmore Green and Bartholomew Green which comprise a small number of houses and large agricultural and light industrial sheds". The assessment further states under "Issues to be addressed" - "New development that is unsympathetic in terms of the number layout and materiality of dwellings has the potential to dilute the identity of the local vernacular".

The PC has observed before that there has been a proliferation of applications for (unnecessary) new developments which threaten to urbanise this rural hamlet. The proposed development is within the curtilage of Brook Cottage, a Grade II Listed Building, and the PC notes that no Listed Building application has yet been submitted.

3 dwellings have already been granted. Granting any more than 3 would result in overdevelopment in an area where open countryside policies apply.

5. **Decisions received since 15 January:**

UTT/18/3403/HHF

1 Ravens Crescent Felsted

Demolition of side extension and erection of two storey side extension and single storey front extension.

Permission Granted 13th February 2019

UTT/18/3404/CLP

1 Ravens Crescent Felsted

Proposed rear dormer and roof light

Permission Granted 16th January 2019

UTT/18/3291/CLP

45 Station Road Felsted

Proposed single storey rear extension and internal alterations

Permission Refused 18th January 2019(*“The proposed extension does not meet the criteria of the Town and Country Planning (General Permitted Development) as the extension is in contact with an extension and not just the original Dwelling house”*)

UTT/18/3135/HHF

Homefield Cock Green Road Felsted

Erection of single storey and two storey side extension, front porch and front and side single storey canopies

Permission Granted 18th January 2019

6. **Appeals lodged since the last meeting**

UTT/18/0784/OP

Land East and North of Clifford Smith Drive Watch House Green

Outline application with all matters reserved, except for access, for the erection of up to 30 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping.

The PC will consider, agree and submit a response before the deadline of 13th March.

7. **Enforcement update**

Gransmore Cottage Chelmsford Road Felsted

Alleged breach of planning control – Stockpiling of soil in breach of Planning Conditions

No evidence of a breach. No further action will be taken.

8. **Other Urgent Planning Business and Future Dates**

Date and time of next meeting : Tuesday 19th March in the URC Hall at 7.30pm

..... Chairman

19 March 2019