

FELSTED PARISH COUNCIL

Planning Advisory Working Group

Thursday 27th August

online via Zoom at 6pm

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Public Forum.
4. New Applications to be considered
5. Applications responded to since the last meeting
6. Decisions received since 21st July
7. Consider adding new links to the planning webpage
8. [Gosfield Neighbourhood Plan Consultation](#)
9. Draft Local Plan for [Braintree DC](#)
10. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/26/1841/LB](#)

Little Oak Jollyboys Lane South Felsted

Proposed first floor bathroom with associated drainage works, removal of ground floor bathroom, removal of internal walls within rear extension, removal of internal door and infilling of door opening and external redecoration of render to white/cream colour.

[UTT/26/1903/HHF](#)

Ashleigh Causeway End Road

Removal of UPVC conservatory and proposed single storey rear extension to provide accommodation annexe.

[UTT/26/1946/LB](#) / [UTT/26/1945/HHF](#)

Brook Barn Stebbing Road

Proposed single storey rear extension and connecting link between grade II listed barn and cartlodge. Internal alterations.

[UTT/26/1820/OP](#)

Land East Of Kunduchi Rayne Road

Outline application with all matters reserved for 8 no. dwellings (Class C3), parking, landscaping, drainage and all associated development.

[UTT/26/1947/HHF](#)

Brook Barn Stebbing Road

Proposed garden store and automated entrance gates

[UTT/26/2196/CLE](#)

Brook Barn Stebbing Road

Existing cartlodge for use as covered parking bays and annexe accommodation

6. Applications responded to since the last meeting

[UTT/206/1907/HHF](#)

14 Ravens Crescent

Proposed single storey link attached annexe.

The deadline for comments was the 26th August and UDC was not able to grant an extension to this. A 'No Comment.' was submitted. This is because the proposal is for a modest single story rear extension for a dependent relative as if it were for an independent annex in the rear garden, Policy FEL/HN6 – Supplemental Dwellings Outside the Village Development Limits (of the Made Neighbourhood Plan) would support it.

Policy FEL/HN6 says, an annex would be supported where, i) Is essential to maintaining a familial or community link to an older person (or older people); . Whilst Policy does say "where Permitted Development Rights for the primary dwelling have been surrendered", as this is only a small extension, that is not a requirement and the principle of support for a dependent relative remains the same.

7. Decisions received since 21st July

[UTT/26/1497/FUL](#)

The Orchards Gransmore Green Lane

Demolition of existing dwelling and construction of 1 no. self-build replacement dwelling

Permission Granted - 7th August 2026

[UTT/26/1420/FUL](#)

Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) attached to UTT/23/2526/FUL allowed on appeal ref APP/C1570/W/24/3348002 (Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access)

Permission Refused - 7th August 2026 *'The revised layout of the proposed development... fails to respond to the local context of the site and the street layout fails to respond to the linear pattern of development along Chelmsford Road appearing at odds with the existing street scene. There is a lack of compliance with the Uttlesford Design Code (2024) in that the road layout provides an overbearing, illogical and unnecessary quantum of road surface across the site with poor legibility and no purpose in relation to the caravan pitches. The proposed layout, specifically the additional spur of roadway spanning further westward, would provide an uninviting and unsympathetic area within the site with poor passive surveillance resulting in a dead-end with no terminating vista.'*

[UTT/26/0138/FUL](#)

Land To The West Of Chelmsford Road

Change of use of land to use as a residential caravan site for 10 Gypsy families, each with two caravans, including laying of hardstanding, erection of 10 no. utility buildings and construction of new access (alternative scheme to planning permission UTT/23/2526/FUL approved on appeal)

Permission Refused - 6th August 2026 *'The proposal would be poorly located as it would be contrary to the spatial strategy and settlement hierarchy of the Development Plan, failing to guide development towards sustainable solutions and to have particular regard to key policies for directing development to sustainable locations.*

The proposal, due to its location, increased size of the site and intensification of residential use over and above the extant permission for 5no. pitches, would harm the character and appearance of the countryside through the loss of its intrinsic character and beauty due to the unacceptable visual intrusion into, and additional encroachment onto, the Open Countryside.

The proposal would fail to be sympathetic to local character, including the surrounding landscape setting and settlement pattern.

The proposal would not be in a suitable location having regard to the site's poor accessibility to services and sustainable modes of travel. Future occupants of the pitches would therefore rely heavily on private cars to meet their day-to-day needs instead of prioritising sustainable modes of travel.

The proposal would fail to preserve the setting of a Grade II listed building (Millbanks Farmhouse), causing very low levels of 'less than substantial harm' to the significance of the asset. Public benefits associated with the proposals would not outweigh this harm.'

[UTT/26/1172/HHF](#) / [UTT/26/1173/LB](#)

Cressages 2 Cressages Close Bannister Green

Single storey rear extension

Permission Refused - 14th August 2026 *'The proposed extension to the building would remove the side wall of the existing bakehouse / washhouse, increasing its width significantly with contrasting, incompatible, and unsympathetic design elements and materials. The result would be a flat roofed glazed addition at odds with the two historic buildings, creating an awkward juxtaposition between the listed host dwelling and its subservient outbuilding. There will also be a notable loss of fabric which contributes to the significance of the building and the addition would further diminish this significance. This is considered harmful, resulting in less than substantial harm to the significance of the listed building and not preserving its special interest, with negligible public benefit.*

[UTT/23/1466/FUL](#) / [UTT/23/1467/LB](#)

George Boote House And 1 Chelmsford Road

Conversion of George Boote House and adjoining dwelling, 1 Chelmsford Road, Felsted, CM6 3DH, to form Retail Unit, Restaurant, Offices and 3 no. flats, with associated alterations.

Permission Granted – 14th August 2026

C. L. Schorah.

**Clare Schorah,
Assistant Clerk to the Council
24th August 2026**

Meeting and Planning Information for Residents.

Residents who wish to attend the on-line Planning Committee meeting are requested to email the Assistant Clerk on asstclerk@felsted-pc.gov.uk before 5pm on Wednesday 26th August.

Residents wishing to make comments on Planning Applications or view other comments can go to the Uttlesford District Council Website: <https://publicaccess.submitted.uttlesford.gov.uk/online-applications>.

To find out more about Appeals please go to the Planning Inspectorate Website: <https://acp.planninginspectorate.gov.uk>

More information about the Planning Process is available here: <https://felsted-pc.gov.uk/planning/>

To find out more about Felsted's Neighbourhood Plan please visit this webpage:
<https://felsted-pc.gov.uk/felsted-neighbourhood-plan>