FELSTED PARISH COUNCIL

Planning Advisory Working Group
Monday 2nd November
online via Zoom at 6pm

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Public Forum.
4. New Applications to be considered
5. Decisions received since the last meeting
6. Draft Local Plan for Braintree DC
7. Other Urgent Planning Business and Future Dates

4. New Applications to be considered

UTT/26/2499/FUL
Razza Braintree Road
S73 application to vary condition 8 (opening hours) attached to UTT/25/3168/FUL - proposed opening hours Monday to Friday: 7.30 am -9.00 pm, Saturdays: 8.00 am - 10.00 pm and Sundays and bank/public holidays: 8.00 am - 9.00 pm

UTT/26/2494/HHF
Carisbrooke Chelmsford Road
Demolition of existing conservatory, erection of single storey rear extension with roof lantern. Replacement and relocation of front door. Rendering of front kitchen wall (currently brick).

UTT/26/2723/LB
Three Horse Shoes Bannister Green
Replacement windows and entrance door and installation of double glazing within the existing side entrance door.

5. Decisions received since the last meeting

UTT/26/1903/HHF
Ashleigh Causeway End Road
Removal of UPVC conservatory and proposed single storey rear extension to provide accommodation annexe.
Permission Granted – 1st October 2026

UTT/25/2373/FUL
Barns At Pyes Farm Molehill Green
Conversion of a barn from vacant office space and garages to a 2 bedroom dwellinghouse. Works are to remain within existing footprint of the barn, consisting mostly of internal alterations, new windows & doors and remedial works/repairs.
Permission Refused - 29th September 2026 *'The proposed dwelling would occupy a highly constrained site and, by reason of its siting, layout and proximity to the adjoining one-and-a-half-storey cart lodge, would result in unacceptable living conditions for future occupiers. The principal habitable room windows would face the neighbouring building at a separation distance of approximately 1.2 metres, giving rise to a dominant and oppressive outlook, a significant sense of enclosure, restricted levels of daylight and sunlight, and an overbearing relationship. In addition, the limited private amenity space would be heavily overshadowed and enclosed by surrounding built form, substantially reducing its usability and amenity value. The cumulative effect of these deficiencies would be to create a poor-quality residential environment that falls materially below the standard expected of new housing development.'*

UTT/25/2374/LB
Barns At Pyes Farm Molehill Green Road
Conversion of a barn from vacant office space and garages to a 2 bedroom dwelling house. Works are to remain within existing footprint of the barn, consisting mostly of internal alterations, new windows & doors and remedial works/repairs.
Permission Granted – 29th September 2026

UTT/26/1057/FUL
Mariskalls Mill Road
Erection of one dwelling, access and associated landscaping.
Permission Granted – 5th October 2026

UTT/26/1841/LB
Little Oak Jollyboys Lane South
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.
Permission Granted – 21st October 2026

UTT/26/2196/CLE
Brook Barn Stebbing Road
Existing cartlodge for use as covered parking bays and annexe accommodation
Permission Granted – 20th October 2026

UTT/26/1821/HHF
Stevens Farm Stevens Lane
Proposed single storey extension and garage conversion to annexe
Permission Granted – 23rd October 2026

UTT/26/2362/FUL
The Orchards Gransmore Green Lane
S73 application to vary condition 14 (permitted development rights) attached to UTT/26/1497/FUL - proposed removal of Class A from restrictions
Permission Refused - 29th October 2026 *'The proposed removal of condition 14...would allow for development which would make the replacement dwelling disproportionate in size and scale to the original dwelling.'*

UTT/26/2296/LB
Watch House Cottage Bannister Green
Proposed repair of water-damaged external wall involving removal of cement render and replacement with a lime render specification.
Permission Granted - 29th October 2026

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
Permission Refused - 30th October 2026 *'The proposal, by reason of its extensive proposed rear extension and glazed link, would fail to preserve the setting of designated heritage assets, causing harm to the significance of the Grade II listed Brook Barn. Public benefits associated with the proposals would not outweigh this harm.'*

C. L. Schorah.

Clare Schorah,
Assistant Clerk to the Council
27th October 2026

Meeting and Planning Information for Residents.

Residents who wish to attend the on-line Planning Advisory Working Group meeting are requested to email the Assistant Clerk on asstclerk@felsted-pc.gov.uk before 5pm on Friday 30th October.

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