

FELSTED PARISH COUNCIL

Planning Advisory Working Group

Monday 28th September

online via Zoom at 6pm

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Public Forum.
4. New Applications to be considered
5. Appeals to consider
6. Applications responded to since the last meeting
7. Decisions received since the last meeting
8. Appeal decisions received since the last meeting
9. Draft Local Plan for [Braintree DC](#)
10. Other Urgent Planning Business and Future Dates

4. New Applications to be considered

[UTT/26/1821/HHF](#)

Stevens Farm Stevens Lane

Proposed single storey extension and garage conversion to annexe

[UTT/26/1838/FUL](#)

Montana Bannister Green

Demolition of existing single storey dwelling and erection of 1 no. two storey dwelling on same footprint

[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

[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

5. Appeals to consider

[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)

[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)

6. Applications responded to since the last meeting

[UTT/26/1475/FUL](#)

Land At Willows Green Main Road

Section 73A Retrospective application for the change of use of the land for the provision of 12 Gypsy/Traveller pitches, including the siting of 12 mobile homes, 12 touring caravans and 12 day rooms, formation of internal access roads and hardstanding, installation of utility infrastructure, hard/soft landscaping, boundary treatments and associated works.

7. Decisions received since the last meeting

[UTT/26/1656/HHF](#) / [UTT/26/1657/LB](#)

Witneys Bannister Green Felsted

Proposed single storey replacement extension to southern end and one and a half storey new extension to northern end of the existing cottage

Permission Refused - 26th August 2026 *'The proposed extensions by virtue of its location, design, scale, massing, placement, and proximity to the listed building, would significantly detract from the setting of the listed building'*

[UTT/26/1637/HHF](#) / [UTT/26/1638/LB](#)

Bury Gate Braintree Road

Proposed demolition of existing single storey rear extension and construction of a new single storey rear extension

Permission Granted - 26th August 2026

[UTT/25/1929/OP](#)

Land North Of Garnetts Lane And Stebbing Road

Outline planning application for erection of up to 70 no. dwellings served by vehicular and pedestrian accesses, complete with parking provision, drainage attenuation, public open space, landscaping and related infrastructure and works; All matters reserved except for primary means of vehicular and pedestrian access (to exclude internal roads and footways not covered herein).

Permission Granted - 27th August 2026

[UTT/26/1768/FUL](#)

Limeen 25A Station Road

S73 application to vary condition 2 (approved plans) attached to UTT/25/0222/HHF - change from hip end to gable end roof with solar panel array on each slope

Permission Granted - 4th September 2026

[UTT/26/1907/HHF](#)

14 Ravens Crescent

Proposed single storey link attached annexe

Permission Granted - 7th September 2026

[UTT/26/1668/HHF](#)

Witneys Bannister Green

Replacement of previous outbuilding with installation of new outbuilding

Permission Granted - 23rd September 2026

8. Appeal decisions received since the last meeting

[UTT/25/3150/LB](#)

Three Horse Shoes Bannister Green

Replacement of 2 no. doors and 13 no. windows.

Appeal Dismissed - 10th September 2026

C. L. Schorah.

**Clare Schorah,
Assistant Clerk to the Council
22nd September 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 25th September.

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>