

FELSTED PARISH COUNCIL

**Planning Committee Meeting
Tuesday 23rd April online at 6pm**

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Public Forum
4. Approval of Minutes of Previous Meeting
5. New Applications to be considered
6. Decisions received since 19th March
7. Appeal Decisions received since 19th March
8. [To consider the Steeple Bumpstead Neighbourhood Plan](#)
9. [To consider the Braintree Local Plan Call for Sites](#)
10. Draft Local Plans - [Uttlesford DC](#), Braintree DC
11. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/24/0721/FUL](#)

Land North Of Milch Hill Willows Green Main Road

Change of use of agricultural land to residential, construction of 1 no. dwelling and associated landscaping.

[UTT/24/0729/HHF](#)

22 Oxney Villas

Proposed vehicular dropped kerb crossover to enable creation of on site parking area.

[UTT/24/0687/FUL](#)

Land East Of Chelmsford Road

A mixed-use development comprising a relocated and improved village convenience store, along with dedicated parking facilities including a multi-use parking and overspill area, together with an external area for farmers market supported by a cafe including disabled WC provision. 3no. self-contained management offices, and 3no. dwellings comprising two 2 bedroom wheelchair adaptable bungalows and one 4 bedroom wheelchair adaptable chalet bungalow with home office and a dedicated 2m footpath route.

[UTT/24/0734/HHF](#)

18 Ravens Crescent

Two storey front/side/rear extension, single storey rear extension and front entrance canopy.

[UTT/24/0767/FUL](#)

Foxtons Mole Hill Green

S73 application to vary condition 2 (approved plans) of UTT/22/1587/HHF (single storey rear extension, existing roof to be raised to create an additional floor and ground floor fenestration changed) - external materials changed to fully render to match the original dwelling, the rear flat roof changed to a vaulted pitched roof with new oak frame entrance canopy.

[UTT/24/0746/LB](#) / [UTT/24/0745/HHF](#)

Jollyboys Bakers Lane

Replace the late c20th concrete ground floor with breathable conservation floor.
Replace the 1970s cement render & mesh on the external wall with lime-plaster.
Replace 1970s front porch for a smaller open oak porch

[UTT/24/0911/HHF](#)

3 Brook Meadow Gransmore Green

Construct an outbuilding at the rear of the garden for the purposes of a non-habitable, workshop outbuilding.

[UTT/24/0604/OP](#)

Crossways Stevens Lane

Outline application with all matters reserved for the demolition of 1 no. existing dwelling and erection of 4 no. dwellings

[UTT/24/0943/HHF](#)

Yew Tree Cottage Stevens Lane

Proposed erection of wood framed greenhouse and installation of wooden internal driveway gate.

[UTT/24/0562/HHF / UTT/24/1020/LB](#)

Milch Hill Willows Green

Constructing a new pitched roof over the existing 'flat roof extension' which is located to the east of the building.

[UTT/24/1017/HHF](#)

10 The Copse Bannister Green

Installation of a 12kw domestic air source heat pump (ASHP).

[UTT/24/0912/FUL](#)

Lansdowne Bannister Green

Demolition of existing dwelling and outbuildings and construction of replacement dwelling and garage outbuilding.

[UTT/24/0660/HHF](#)

The Beeches 11A Station Road

Proposed replacement oak porch

6. Decisions received since 19th March.

[UTT/24/0022/HHF](#)

4 Brook Meadow Gransmore Green

Section 73A Retrospective application for an amendment to UTT/23/0946/HHF previously approved single storey side extension, inclusive of rear dormer, and construction of front canopy.

Permission Granted - 11th March 2024

7. Appeal Decisions received since 19 March

[UTT/23/1387/HHF](#)

Springmead Stebbing Road

Proposed Annexe as ancillary use to main dwelling

C. L. Schorah.

Appeal Dismissed - 10th April 2024 *The proposed development would cause harm to the character and appearance of the countryside, and to the setting of Brook Farm House... The development would make a modest contribution to the local housing stock, and to making good any shortfall in the 5-year supply. But this benefit would not outweigh the conflict with the development plan; indeed the benefit would itself*

be outweighed, both significantly and demonstrably, by the harm.. to the countryside and to the nearby heritage asset.'

[UTT/23/1345/OP](#)

Land Adjacent Greenfields Bartholomew Green

Outline application with all matters reserved except access for the erection of 1 no. detached dwelling

Appeal Dismissed - 12th April 2024 *'the proposal conflicts with the development plan, read as a whole. No other material considerations, including the Framework, have been shown to indicate that a decision should be taken otherwise than in accordance with it. Therefore, the appeal should be dismissed.'*

Clare Schorah,
Assistant Clerk to the Council
15th April 2024

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 Monday 22nd April.

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>