

FELSTED PARISH COUNCIL

Planning Committee Meeting Tuesday 21st April 2026 online via Zoom 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 17th March
7. Enforcement update
8. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
9. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/26/0653/FUL](#)

Rear Of Weavers Farm Braintree Road

Proposed mixed sizes 9 no. dwellings, access road and footpath, widening of existing access, public open space and orchard with connections to public footpaths.

[UTT/26/0445/FUL](#)

Hedgehog Grove Felsted

The installation and operation of a renewable energy generating station comprising ground mounted solar arrays, associated infrastructure and landscaping.

[UTT/26/0615/HHF](#)

2 Myrtle Villas Causeway End Road

Proposed two storey side extension, single storey rear extension and dropped kerb to be extended to full width of property.

[UTT/26/0808/FUL](#)

Felsted Preparatory School Felsted School Braintree Road

Section 73A Retrospective application for the retention and alterations to upgraded kitchen extraction ventilation system and minor landscape enhancements.

[UTT/26/0850/FUL](#)

Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) of UTT/23/2526/FUL (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.) - proposed amendment to the approved Site Layout Plan to show access through to the rear half of the field.

[UTT/26/0884/FUL](#)

Oak House Watchouse Green Braintree Road

S73 application to vary condition 2 (approved plans) of UTT/25/3272/DFO. (Details following outline application UTT/24/2790/OP for the construction of 2 no. detached dwellings - details of layout, scale, landscaping and appearance)

[UTT/26/0878/HHF](#)

2 Woodside Stebbing Road

Proposed Ground & First Floor Extension to Front Elevation.

6. Decisions received since 17th March

[UTT/26/0167/FUL](#) / [UTT/26/0195/LB](#)

Yew Tree Cottage Stevens Lane

S73 application to vary condition 2 (approved plans) of UTT/25/1988/HHF (Relocation of the kitchen to the northern end of the two-storey extension. Conversion of the existing kitchen to a study. Removal of the dividing wall to the dining room. Replacement like-for-like door and window set to proposed kitchen. Replacement of door and window set to existing rear entrance. Replacing doors and windows to proposed breakfast area. Provision of a new open sided patent glazed porch to the rear elevation. Enclosing the open plan link area adjacent to the proposed new kitchen location. Replacement staircase. Modern timber stud wall removed from rear entrance.) - To raise a window cill level of a North West Elevation window and to lower a window cill level of a North East Elevation window.

Permission Granted - 19th March 2026

[UTT/26/0197/FUL](#)

Oak House Watchouse Green

S73 application to remove condition 7 (Habitat Management and Monitoring Plan) of UTT/24/2790/OP (Outline application with all matters reserved except access for the construction of 2 no. detached dwellings).

Permission Granted - 23rd March 2026

[UTT/26/0305/HHF](#)

4 Hunters Grove Watch House Green

Part conversion of cart lodge and extension to form downstairs bedroom and bathroom.

Permission Granted - 27th March 2026

[UTT/26/0420/AV](#)

The Chequers Inn Braintree Road

New external signage and lighting

Permission Granted - 2nd April 2026

[UTT/25/1542/FUL](#)

London Stansted Airport Bassingbourn Road

Airfield works comprising construction of a taxiway fillet adjacent to the previously consented Rapid Exit Taxiway to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period

Permission Granted - 2nd April 2026

[UTT/26/0385/FUL](#)

Rosemary Cottage Causeway End Road

Construction of new dwelling and new access

Permission Granted - 10th April 2026

[UTT/25/2498/OP](#)

Land North Of Rayne Road Bannister Green

Outline application with all matters reserved except access for the erection of up to 100 dwellings, associated landscaping and open space, with access from Rayne Road.

Permission Refused - 10th April 2026 *'The proposed development, by reason of its location, scale and quantum, would result in the erosion of the open countryside gap between the distinct settlements of Bannister Green and Watch House Green. The development would give rise to significant physical and visual coalescence between these settlements, materially diminishing their separate identity and the openness of the intervening landscape. The application fails to demonstrate that the proposed*

quantum of up to 100 dwellings can be accommodated on the site in a manner that would deliver a high-quality, well-designed development which is sympathetic to and compatible with local character... In the absence of sufficient ecological survey information, the Local Planning Authority cannot be satisfied that the proposed development would not result in unacceptable harm to European Protected Species, in particular Great Crested Newts, or that appropriate measures could be secured.'

UTT/26/0249/HHF

Rose Cottage Braintree Road

3.2m x 1.97m garden building

Permission Granted - 14th April 2026

UTT/26/0475/OP

Millbanks Chelmsford Road

Outline application with all matters reserved for the erection of 3 no. dwellings

Permission Granted - 17th April 2026

UTT/25/1929/OP

Land north of Garnetts Lane, 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 - 10th April 2026

C. L. Schorah.

Clare Schorah,

Assistant Clerk to the Council

13th April 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 Monday 20th 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>

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>