

# FELSTED PARISH COUNCIL

## Planning Committee Meeting

Tuesday 19<sup>th</sup> August 2025 **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 15<sup>th</sup> July
7. Appeal to be considered
8. Enforcement update
9. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
10. Other Urgent Planning Business and Future Dates

#### **5. New Applications to be considered**

[UTT/25/1900/FUL](#)

##### **Rosemary Cottage Causeway End Road**

Construction of 1no. new dwelling and new access onto Causeway End Road.

[UTT/25/1891/LB](#)

##### **Bell House 7 Station Road**

Paint and change external colour.

[UTT/25/1988/HHF](#) / [UTT/25/1989/LB](#)

##### **Yew Tree Cottage Stevens Lane**

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.

[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).

#### **6. Decisions received since 15<sup>th</sup> July**

[UTT/25/1488/HHF](#)

##### **Birch View Cock Green Road**

Proposed removal of link to garage and construction of first floor rear dormer and alterations.

**Permission Granted – 17<sup>th</sup> July 2025**

[UTT/25/1477/FUL](#)

##### **Felsted Preparatory School Felsted School**

Proposed erection of 2.4m high sports fence surround to existing hard surface area to be used as multi surface sports play ground.

**Permission Granted – 17<sup>th</sup> July 2025**

[UTT/25/1241/FUL](#)

**Land South Of Oak Lea School Road**

Proposed erection of 1 no. self build dwelling with associated operational development.

**Permission Refused – 17<sup>th</sup> July 2025** *'The proposals by reason of its sitting, size and scale would have a harmful impact upon the rural character and appearance of the area...The proposal would significantly harm the intrinsic character and beauty of the countryside resulting in landscape and visual effects and fail to perform the environmental role of sustainability... The proposal would introduce new residential dwellings in the countryside where development is resisted unless it is sustainable and is located where it will enhance or maintain the vitality of rural communities. Local services within the site's environs are limited and thereby future occupiers would need to access facilities and amenities beyond reasonable walking/cycling distance of the site in other settlements to meet their needs. The development in this location would undoubtedly place reliance upon travel by car and would not encourage sustainable transport options to be made.'*

[UTT/25/0860/FUL](#)

**Pond Park Farm Cock Green**

Agricultural grain storage building.

**Permission Granted – 18<sup>th</sup> July 2025**

[UTT/25/1428/HHF](#)

**Thyme Cottage Bartholomew Green Lane**

Demolition of existing garage and construction of a replacement garage.

**Permission Granted - 25<sup>th</sup> July 2025**

[UTT/25/1274/FUL](#)

**Oxneys Farm Bannister Green**

Proposed change of use of former agricultural building from a holiday let chalet to a residential annexe.

**Application Withdrawn**

[UTT/25/1674/HHF](#)

**Cromwell House Willows Green Main Road**

Proposed mobile home for temporary accommodation.

**Permission Refused – 7<sup>th</sup> August 2025** *'The proposal would introduce a sizeable new development with no suitable and convincing justification for the proposal of such a scale to take place there or being appropriate in the countryside. The proposal by reason of its inappropriate size, scale and materials would have a harmful impact upon the rural character and appearance of the area. The proposals would significantly harm the intrinsic character and beauty of the countryside...it is considered that the proposal by virtue of its design, scale and materials would not preserve or enhance the significance of the listed building and its setting; and there are no public benefits that outweigh the harm.'*

[UTT/25/1528/HHF](#)

**Copperfield Cock Green Road Cock Green**

Single-storey porch extension, single-storey Orangery extension, single-storey rear bay extension which is to be used as a balcony and a single-storey side gym/study extension linking into existing garage. Rear roof alterations, minor internal layout changes and new stairs leading up to new loft conversion.

**Permission Granted - 4<sup>th</sup> August 2025**

[UTT/25/0536/LB](#) / [UTT/25/0535/HHF](#)

**Camsix Farm Hartford End**

For C20th window upgrades and new window to rear with internal minor re-ordering. Privy room to house boiler plant.

**Permission Granted - 7<sup>th</sup> August 2025**

[UTT/24/3139/FUL](#)

**Tessmoorlands Frenches Green**

Construct 1 no. self-build supplemental dwelling with associated parking and landscaping ancillary to the main house

**Permission Granted - 13<sup>th</sup> August 2025**

**7. Appeal to be considered**

[UTT/25/0527/HHF](#)

**Appeal ref: APP/C1570/W/25/3366749**

**35 Station Road**

First floor gable ended extension to form new bedroom with en-suite bathroom over existing ground floor dining room, office and living room. New bedroom to be have void space over living area to form double height living space with new full height gable end glazing. New dormer window to front elevation, to form new en-suite bathroom at first floor level. New front entrance porch lined up with existing dormer window at first floor level. New external private terraces to be formed in pitched roof over living room and kitchen to rear side of building, bi-fold doors to form access from bedrooms to private terrace areas. New full height glazing to gable end, new full height glazing to side elevation to double height living area.

*C. L. Schorah.*

**Clare Schorah,  
Assistant Clerk to the Council  
12<sup>th</sup> August 2025**

**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](mailto:asstclerk@felsted-pc.gov.uk) before 5pm on Monday 18<sup>th</sup> 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>