

FELSTED PARISH COUNCIL

Planning Committee Meeting Tuesday 17th December 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 19th November
7. Appeal Update
8. Parish & District Councillor Planning Enforcement Training Update
9. [Consider London Stansted Airport Draft Sustainable Development Plan](#)
10. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
11. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[ESS/61/24/BTE](#)

Rayne Quarry, Dunmow Road, Braintree, Essex, Rayne, CM77 6SA

Proposal: Vary Condition 18 of Planning Consent ESS/19/17/BTE dated 23 August 2019 to facilitate an Increase in HGV movements to and from the site at Rayne Quarry, Broadfield Farm, Dunmow Road, Rayne, Braintree CM77 6SA.

[UTT/24/3025/FUL](#)

Agricultural Building Rear Off The Mole Hill Hollow Road

Proposed demolition of existing agricultural building and erection of 1 no. dwelling, new access and associated development.

[UTT/24/3087/HHF](#)

Thorpes Frenches Green

Proposed demolition of existing garages and construction of new garage.

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

Tessmoorlands Frenches Green

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

6. Decisions received since 19th November

[UTT/24/1445/FUL](#)

Land East Of Oaklea Causeway End

Erection of 1 no. Dwelling complete with all related works including access
Permission Refused – 22nd November 2024 *'[The]site lies outside the defined settlement development limits of any village or town... [it] would introduce a sizeable new development to an area of open countryside. The proposals by reason of its sitting, size and scale would have a harmful impact upon the rural character and appearance of the area. There is no substantive justification for the proposal specifically relating to the developments needs to take place there or being appropriate in the countryside... The proposals would significantly harm the intrinsic character and beauty of the countryside... Insufficient information has been submitted with this application to enable the Local Planning Authority and its consultees to assess the proposal for Biodiversity Net Gain requirements.'*

[UTT/24/1151/FUL](#)

Reekie Building At Felsted School

Installation of in-roof flush fitted PV panels to the South- West facing roof slope of building and associated works including reroofing remainder of building in a natural slate

Permission Granted – 25th November 2024

[UTT/24/2590/HHF](#)

Golden Bells Watch House Green

Proposed first floor extension, amendments to conservatory and proposed conversion of existing double garage.

Permission Refused – 3rd December 2024 *'The proposal fails to be subservient in appearance to the host building and would result in further, and excessive, intensification of development in this rural location, eroding the rural characteristics and failing to protect or enhance the character of the local area, resulting in an urbanisation of the site and area.'*

[UTT/24/2523/HHF](#)

1 Brook Meadow Gransmore Green

Conversion of existing integral garage to habitable space, and construction of new detached garage to front.

Permission Granted – 3rd December 2024

[UTT/24/2445/HHF](#)

Homewaters Braintree Road

Proposed front dormer roof window, two storey rear extension and front porch with canopy over.

Permission Granted – 3rd December 2024

7. Appeal Update

[UTT/23/2526/FUL](#)

Appeal Reference: APP/C1570/W/24/3348002

Land To The West Of Chelmsford Road

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/23/1249/FUL](#)

Appeal Reference: APP/C1570/W/24/3338901

Princes Halfyards Stebbing Road

Demolition of stables/outbuilding, barns (1 and 2), construction of two dwellings and conversion of barn 4 to an annexe to Plot 2.

Appeal Allowed - 6th December 2024

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

Appeal Reference: APP/C1570/W/24/3356425

Land North Of Milch Hill Willows Green

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

Appeal to be considered by written representations. All representations must be received by 16 January 2025.

C. L. Schorah.

Clare Schorah,
Assistant Clerk to the Council
9th December 2024

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 16th December.

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>