

FELSTED PARISH COUNCIL

**Planning Committee Meeting
Monday 15th December 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 18th November
7. [Great Bardfield Neighbourhood Plan Consultation](#)
8. [Chelmsford City Review of the Adopted Local Plan Additional Sites \(Regulation 19\) consultation](#)
9. Hedgehog Grove Solar Farm
10. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
11. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/25/3067/FUL](#)

Broughton House Bartholomew Green

Demolition of existing dwelling and construction of replacement self build dwelling with parking, amenity areas and landscaping.

[UTT/25/3168/FUL](#)

Razza Braintree Road

S73 application to vary conditions C6.1 (restriction on use) and C13.7 (hours of opening) of UTT/0362/00/FUL (Change of use from health club (D1) to restaurant (A3))

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

Three Horse Shoes Bannister Green

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

[UTT/25/2858/FUL](#)

The Orchards Gransmore Green

Demolition of existing dwelling and construction of 1 no. self-build replacement dwelling.

[UTT/25/3173/DFO](#)

Crossways Stevens Lane

Details following outline application UTT/24/0604/OP for demolition of 1 no. existing dwelling and erection of 3 no. dwellings - details of access, appearance, landscaping, layout and scale.

[UTT/25/3272/DFO](#)

Oak House Watchouse Green

Details following outline application UTT/24/2790/OP for the construction of 2 no. detached dwellings - details of layout, scale, landscaping and appearance.

[UTT/25/3246/HHF](#)

Bromptons Station Road

Convert garage to habitable room and construct new first floor dormer.

UTT/25/3191/HHF

Beazleys Chelmsford Road

Detached outbuilding for residential annexe.

UTT/25/3292/HHF

13 Bury Fields.

Erection of garden outbuilding.

UTT/25/3242/FUL

Land At Sunnybrook Farm Braintree Road

Erection of 17 no. dwellings with access, landscaping and associated infrastructure.

6. Decisions received since 18th November

UTT/25/2539/HHF

3 Brook Meadow Gransmore Green

Proposed two-storey rear extension with sky lights.

Permission Granted - 20th November 2025

UTT/25/1989/LB / UTT/25/1988/HHF

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.

Permission Granted - 19th November 2025

UTT/25/2728/FUL

The Hub Sparlings Farm Braintree Road

S73 application to vary condition 3 (opening hours) of UTT/24/1361/FUL

Permission Granted - 1st December 2025

C. L. Schorah.

Clare Schorah,

Assistant Clerk to the Council

8th December 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 before 5pm on Friday 12th 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>

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>