

FELSTED PARISH COUNCIL

Planning Committee Meeting
Tuesday 17th February 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 20th January
7. [To consider Toppesfield Draft Neighbourhood Plan](#)
8. Hedgehog Grove Solar Farm
9. Draft Local Plans - [Uttlesford DC, Braintree DC](#)
10. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/26/0114/FUL](#)

Land Adj To 1 Myrtle Villas Chelmsford Road

Construction of 12 no. dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions.

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

Yew Tree Cottage Stevens Lane

Application to vary condition 2 (approved plans) of UTT/25/1989/LB (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 sill level of a North West Elevation window and to lower a window sill level of a North East Elevation window.

[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.)

6. Decisions received since 20th January

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

Bromptons Station Road

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

Permission Granted - 21st January 2026

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

Broughton House Bartholomew Green Lane

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

Permission Granted - 21st January 2026

[UTT/25/3191/HHF](#)

Beazleys Chelmsford Road

Detached outbuilding for residential annexe.

Permission Refused - 28th January 2026 *'The development by reason of its inappropriate size, scale, and footprint fails to be reasonably ancillary and incidental to the enjoyment of the host dwelling, as the annex would be tantamount in size to a separate dwelling. The additions would compete with the host dwelling in terms of primacy. The size and scale of the proposal also fails to preserve the character and appearance of the area.'*

[UTT/25/2271/HHF](#) / [UTT/25/2272/LB](#)

Argyll House Station Road

Erection of single storey extension to later additions to property. New/replacement of external joinery together with internal alterations within later parts of property and other associated alterations. Removal of detached outbuilding. Landscaping and associated works.

Permission Granted - 6th February 2026

C. L. Schorah.

**Clare Schorah,
Assistant Clerk to the Council
9th February 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 16th February.

Residents wishing to make comments on Planning Applications or view other comments can go to the Uttlesford District Council Website: <https://publicaccesssubmitted.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>