

# FELSTED PARISH COUNCIL

**Planning Committee Meeting**  
**Tuesday 17<sup>th</sup> 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 20<sup>th</sup> 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 cill level of a North West Elevation window and to lower a window cill 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.)

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

#### **4 Hunters Grove Watch House Green**

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

### **6. Decisions received since 20<sup>th</sup> January**

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

#### **Bromptons Station Road**

Convert garage to habitable room and construct new first floor dormers.  
**Permission Granted - 21<sup>st</sup> 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 - 21<sup>st</sup> January 2026**

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

**Beazleys Chelmsford Road**

Detached outbuilding for residential annexe.

**Permission Refused - 28<sup>th</sup> 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 - 6<sup>th</sup> February 2026**

[UTT/25/3433/FUL](#)

**Land South Of Oak Lea School Road**

Proposed erection of three bedroom self-build dwelling with associated operational development

**Permission Refused - 13<sup>th</sup> February 2026** *'The proposal would introduce a sizeable new development to an area of open countryside. The proposal by reason of its sitting, size and scale would have a harmful impact upon the rural character and appearance of the area.'*

*The proposal represents an inappropriate form of development within the Rural Area. The proposals 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. The proposed development would not be a suitable location for housing having regard to the accessibility of services and facilities.'*

C. L. Schorah.

**Clare Schorah,  
Assistant Clerk to the Council  
9<sup>th</sup> 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](mailto:asstclerk@felsted-pc.gov.uk) before 5pm on Monday 16<sup>th</sup> February.

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>