

FELSTED PARISH COUNCIL

**Planning Committee Meeting
Tuesday 21st February 2023 in the URC Hall 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 from Uttlesford DC since 17th January
7. To note the response to Planning Application UTT/22/3470/OP
8. To consider a response to NPPF Planning Reform Consultation
9. Enforcements
10. Draft Local Plans - [Uttlesford DC](#), Braintree DC
11. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/23/0186/HHF](#)

4 Cromwell Park Chelmsford Road

Demolition of existing rear conservatory. Proposed erection of single storey rear extension including minor internal alterations. Proposed altered location of principal entrance door. Proposed enlarged first floor dormer window

[UTT/23/0047/OP](#)

Land Off Stevens Lane

Outline application with all matters reserved except access for 1 no. dwelling.

[UTT/23/0285/HHF](#)

Conway Causeway End Road

First floor rear extension.

[UTT/23/0355/HHF](#)

Hawkins Braintree Road

Single storey infill extension between kitchen and new dining room

6. Decisions received since 17th January

[UTT/22/3289/HHF](#)

The Oldfields Cock Green Road

Proposed single storey side extension.

Permission Granted – 16th January 2023

[UTT/22/2802/OP](#)

Land Adjacent Greenfields Bartholomew Green Great Leighs

Outline application with all matters reserved except access for the erection of 1 no. detached dwelling

Permission Refused – 18th January 2023 *'it is in an unsustainable location for development meaning that the future occupants of the dwellings would be solely reliant on the car and that the proposal would add limited vitality to the local town or village. Furthermore, the proposal demonstrates that harm would be caused to the character and appearance of the rural area Insufficient information has been submitted to demonstrate that the proposal would not adversely affect highway safety...Insufficient information has been submitted to demonstrate that there would not be harm caused to protected and priority species. ..(it) demonstrates significant adverse harms and fails to meet the social and environmental roles that are required for sustainable development.'*

[UTT/22/3439/HHF](#)

The Chimes Bannister Green

Single storey side extension

Permission Granted – 31st January 2023

[UTT/22/3396/HHF](#)

New window and french doors

3 Cromwell Park Chelmsford Road

Permission Granted – 31st January 2023

[UTT/22/3357/HHF](#)

Windsor House 1 Dewdrop Close

Extension of existing garage to create double garage with office in roof space. |

Permission Refused – 1st February 2023 *'it would, by virtue of its scale and form and external finish, cause significant harm to the character and appearance of the subject dwelling and the surrounding street scene.'*

[UTT/22/3093/LB](#)

Larks Bannister Green

Internal alterations: 1. Removal of an internal partition between breakfast room and store. 2. Removal of wall linings to internal wall between dining room and breakfast room, retention of exposed studs, sole plate and masonry plinth. 3. Provision of new door to existing opening in partition adjacent to staircase.

Permission Granted – 30th January 2023

[UTT/22/2560/FUL](#)

Homewaters Braintree Road

Demolition of chalet bungalow and erection of 1no. 4 bed house with home office.

Permission Granted – 31st January 2023

[UTT/22/2541/LB](#)

The Manor House 9A Station Road

To replace windows that are beyond repair incorporating energy saving conservation glass. The appearance would be the same, being wood and glass. Secondary glazing will be added to the majority of windows.

Permission Refused – 31st January 2023 *'it would cause harm to the significance of the Grade II Listed Building, by way of the introduction of double-glazed windows. The proposals would cause harm to the architectural interest of the Listed Building. This harm is not outweighed by any public benefit from the development.'*

[UTT/22/3422/LB](#)

West Manor 11 Station Road

Remove existing internal timber double doorset between kitchen and conservatory and reposition to living room. Relocation of basement floor access hatch with amendment to floor joists. Relocation of double timber doorset to living room/hall with infill above. Upgrade of glazing to existing conservatory comprising installation of secondary glazing panels and replacement triple glazing to rooflight. Removal and infill of window panel to east end of conservatory. Waste pipe route through internal wall to basement below. Lining of existing wall and ceiling of conservatory area with insulation and finishes to upgrade thermal performance.

Permission Granted – 7th February 2023

[UTT/22/3372/HHF](#)

Foxtons Mole Hill Green

Detached garage with room above

Permission Refused – 7th February 2023 *'The design, scale and form of 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'*

C. L. Schorah.

Clare Schorah,
Assistant Clerk to the Council
13th February 2023

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>