

# FELSTED PARISH COUNCIL

## Planning Committee Meeting Tuesday 20<sup>th</sup> January 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. To note the response to application UTT/25/3242/FUL
7. Decisions received since 15<sup>th</sup> December
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/25/3433/FUL](#)

##### **Land South Of Oak Lea School Road**

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

[UTT/25/3377/FUL](#)

##### **Land At Molehill Green Road**

Construct a single storey, 3 bedroom self-build residential log cabin

#### **6. To note the response to application UTT/25/3242/FUL**

[UTT/25/3242/FUL](#)

##### **Land At Sunnybrook Farm Braintree Road**

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

#### **7. Decisions received since 15<sup>th</sup> December**

[UTT/25/2602/FUL](#)

##### **Industrial Complex Hollow Road**

Proposed removal of existing industrial units and hard standing. Erection of 2 no. self build detached dwellings with landscaping, integral garage and associated operational development.

**Permission Granted - 22<sup>nd</sup> December 2025**

[UTT/25/2547/FUL](#)

##### **The Chequers Inn Braintree Road**

Proposed partial demolition of section of outbuilding to rear and proposed erection of festoon posts and lighting, access gate, changes to boundary treatment and extension existing decked area.

**Permission Granted - 17<sup>th</sup> December 2025**

[UTT/25/3055/HHF](#)

##### **Eureka Causeway End Road**

Rear extension and loft conversion.

**Permission Granted - 31<sup>st</sup> December 2025**

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

**Razza Braintree Road**

S73 application to vary conditions C.6.1 (restriction on use) and C.13.7 (hours of opening) of UTT/0362/00/FUL (Change of use from health club (D1) to restaurant (A3)).

**Permission Granted - 8<sup>th</sup> January 2026**

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

**Horse Shoes Bannister Green**

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

**Permission Refused - 5<sup>th</sup> January 2026** *'The proposals consisting of the replacement of the traditional sash windows to the front elevation of the building with sprung timber sashes windows would not replicate the current glazing pattern on a like for like basis thus resulting in a poor design.*

*In addition, insufficient information has been provided in respect to applicant providing existing and proposed elevation drawings (or marked up elevation photographs) with window numbers or room names to match the proposed window specification or as to depth of the proposed glazing and therefore the Council cannot fully assess the scheme.*

*This would inevitably result in an adverse impact to the setting and experience of the designated heritage asset of the listed wall and thereby resulting in less than substantial harm to the setting and significance of the heritage asset.'*

[UTT/25/3292/HHF](#)

**13 Bury Fields**

Erection of garden outbuilding

**Permission Granted - 14<sup>th</sup> January 2026**

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

**The Orchards Gransmore Green**

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

**Permission Refused - 16<sup>th</sup> January 2026** *'The application site lies outside the defined settlement development limits of any village or town as defined by the Uttlesford District Local Plan as Adopted (2005) and is thereby located within the countryside.*

*The proposal would introduce a sizeable new dwelling house much larger than the existing dwelling that it is to replace in an area of open countryside. The proposals by reason of its inappropriate siting, size and scale, would be significantly larger than existing nearby adjoining buildings, thereby being at odds to the character of the surrounding locality in respect to built form.*

*Furthermore, the proposals would significantly harm the intrinsic character and beauty of the countryside resulting in landscape and visual effects and failing to perform the environmental role of sustainability.*

*The application site is located to the east of Grade II listed building known as 'Poplars'... Due to proposed replacement dwellings inappropriate size, scale, massing and siting, the proposals would inevitably result in an adverse impact to the setting and experience of the designated heritage asset of the listed building and thereby resulting in less than substantial harm to the setting and significance of the heritage asset.'*

**UTT/25/1900/FUL**

**Rosemary Cottage Causeway End**

Construction of 1no. new dwelling and new access onto Causeway End Road

**Permission Refused - 16<sup>th</sup> January 2026** *'The proposed scale, form and bulk of the proposed dwelling fails to respond to the context of the site and would appear unduly large in comparison to dwellings fronting Causeway End Road. The proposed development represents an over development of the plot.'*

C. L. Schorah.

**Clare Schorah,  
Assistant Clerk to the Council  
12<sup>th</sup> January 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 19<sup>th</sup> January.

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>