

FELSTED PARISH COUNCIL

Planning Committee Meeting Tuesday 21st July 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 16th June
7. Enforcement Update
8. Willows Green travellers site
9. Felsted Neighbourhood Plan
10. Draft Local Plan for [Braintree DC](#)
11. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/26/1497/FUL](#)

The Orchards Gransmore Green Lane

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

[UTT/26/1656/HHF](#) / [UTT/26/1657/LB](#)

Witneys Bannister Green

Proposed single storey replacement extension to southern end and one and a half storey new extension to northern end of the existing cottage.

[UTT/26/1668/HHF](#)

Witneys Bannister Green

Replacement of previous outbuilding with installation of new outbuilding.

[UTT/26/1637/HHF](#) / [UTT/26/1638/LB](#)

Bury Gate Braintree Road

Proposed demolition of existing single storey rear extension and construction of a new single storey rear extension.

[UTT/26/1768/FUL](#)

Limeen 25A Station Road

S73 application to vary condition 2 (approved plans) attached to UTT/25/0222/HHF - change from hip end to gable end roof with solar panel array on each slope Condition Number(s): 2 Conditions(s) Removal: To change roof from hip end to gable end roof with solar panel array to each slope. Change approved plan reference 25-01_102 to 25-01_102_Rev A.

6. Decisions received since 19th May

[UTT/26/1000/HHF](#)

Homewaters Braintree Road

Proposed porch, alterations to fenestration, proposed dormers to front elevation, proposed 2-storey rear extension.

Permission Granted - 19th June 2026

[UTT/26/0890/HHF](#) / [UTT/26/0833/LB](#)

Cromwell House Willows Green Main Road

S73A retrospective application for demolition and rebuilding of the porches, rear thatched lean-to and north side lean-to structures.

Permission Granted - 1st July 2026

[UTT/26/1115/LB](#)

Black Horse Cottage Chelmsford Road

Install 11no. wood slim-profile white venetian blinds (1 per window) within existing window reveals on the ground floor of the property and 7no. white neutral tone roller blinds (1 per window) within existing window reveals on the first floor.

Permission Granted - 6th July 2026

[UTT/26/0653/FUL](#)

Rear Of Weavers Farm Braintree Road

Proposed mixed sizes 9 no. dwellings, access road and footpath, widening of existing access, public open space and orchard with connections to public footpaths.

Permission Granted - 7th July 2026

[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.0

Permission Refused - 13th July 2026 *'The proposal would not be in a suitable location for housing having regard to the spatial strategy and settlement hierarchy of the Development Plan.*

The proposal, by reason of its location, would offer limited accessibility to services and facilities via sustainable modes of travel. Future occupants of the dwellings would therefore rely heavily on private cars to meet their day-to-day needs instead of prioritising sustainable modes of travel.

In the absence of consistent flood risk information for the areas used to calculate the greenfield runoff rate and attenuation storage, the application failed to demonstrate that the development would not increase flood risk on the site or elsewhere or that the operation of the sustainable drainage systems would be effective.

[The proposal has no] mechanism to secure the delivery of the tariff per dwelling required for the Essex Coast Recreational Avoidance & Mitigation Strategy (RAMS) that would mitigate the adverse impacts of recreational pressure on designated Habitats.

The application failed to provide a mechanism, such as a section 106 legal agreement, to secure... planning obligations as required by planning policy and guidance.'

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

Land At Sunnybrook Farm Braintree Road

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

Permission Refused - 13th July 2026 *'The proposal would not be in a suitable location for housing having regard to the spatial strategy and settlement hierarchy of the Development Plan.*

The proposal, due to its location, would significantly harm the character and appearance of the countryside through the physical and visual coalescence between settlements, and the subsequent erosion of their individual identities and established settlement pattern, and through the loss of the countryside's intrinsic character and beauty.

The proposal, by reason of its layout and design approach, would not secure a well designed place because it would not be visually attractive as a result of good layout, nor sympathetic to its surrounding built environment, and it would not establish a strong sense of place using the arrangement of streets and spaces to create an attractive and welcoming place to live.

The application constitutes 'major development' whereby affordable housing units would be required to be delivered on site.

The proposal would not provide an appropriate mix of houses in the interests of meeting housing need and creating socially mixed, vibrant and inclusive communities. The application has not provided an evidence-backed justification for non-compliance with the relevant policies.

[The proposal has no] mechanism to secure the delivery of the tariff per dwelling required for the Essex Coast Recreational Avoidance & Mitigation Strategy (RAMS) that would mitigate the adverse impacts of recreational pressure on designated Habitats.

The application failed to provide a mechanism, such as a section 106 legal agreement, to secure... planning obligations as required by planning policy and guidance.'

C. L. Schorah.

**Clare Schorah,
Assistant Clerk to the Council
13th July 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 20th July.

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>