

FELSTED PARISH COUNCIL

Planning Committee Meeting

Tuesday 16th June 2026

online via Zoom at 8pm

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 19th May
7. Willows Green travellers site
8. [Finchingfield and Wethersfield Neighbourhood Plan Regulation 16 Consultation](#)
9. Chelmsford City Council Local Plan
10. Felsted Neighbourhood Plan
11. Draft Local Plan for [Braintree DC](#)
12. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/26/1172/HHF](#) / [UTT/26/1173/LB](#)

Cressages 2 Cressages Close Bannister Green

Single storey rear extension

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

Black Horse Cottage Chelmsford Road

Install 1 no. 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.

[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.

[UTT/26/1420/FUL](#)

Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) attached to UTT/23/2526/FUL allowed on appeal ref APP/C1570/W/24/3348002 (Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access).

6. Decisions received since 19th May

[UTT/26/0878/HHF](#)

2 Woodside Stebbing Road

Proposed Ground & First Floor Extension to Front Elevation

Permission Granted - 22nd May 2026

[UTT/26/0808/FUL](#)

Felsted Preparatory School Felsted School Braintree Road

Section 73A Retrospective application for the retention and alterations to upgraded kitchen extraction ventilation system and minor landscape enhancements

Permission Granted - 20th May 2026

[UTT/26/0615/HHF](#)

2 Myrtle Villas Causeway End Road

Proposed two storey side extension, single storey rear extension and dropped kerb to be extended to full width of property

Permission Granted - 20th May 2026

[UTT/26/0850/FUL](#)

Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) of UTT/23/2526/FUL (Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access.) - proposed amendment to the approved Site Layout Plan to show access through to the rear half of the field.

Permission Refused - 4th June 2026 *'The revised layout of the proposed development... fails to respond to the local context of the site and the street layout fails to respond to the linear pattern of development along Chelmsford Road appearing at odds with the existing street scene. There is a lack of compliance with the Uttlesford Design Code (2024) in that the road layout provides an overbearing, illogical and unnecessary quantum of road surface across the site with poor legibility and no purpose in relation to the caravan pitches. The proposed layout, specifically the additional spur of roadway spanning further westward, would provide an uninviting and unsympathetic area within the site with poor passive surveillance resulting in a dead-end with no terminating vista.*

The revised layout and landscaping of the proposed development... would be contrary to the approved 'Landscape Layout as Proposed 2023-09-900-E' plan as also included under Condition 2 of UTT/23/2526/FUL. The proposed variation of Condition 2 to amend the site layout would be in conflict with the approved landscaping details also approved under the same condition and would undermine the delivery of a high-quality landscaping scheme which is necessary as a mitigation measure to reduce the visual impacts of the development. There is a lack of compliance with the Uttlesford Design Code'

C. L. Schorah.

**Clare Schorah,
Assistant Clerk to the Council
8th June 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 15th June.

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>