

FELSTED PARISH COUNCIL

Planning Committee Meeting Tuesday 17th March 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 17th February
7. Enforcement update
8. Hedgehog Grove Solar Farm
9. [Braintree Local Plan \(Regulation 18\) Consultation](#)
10. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
11. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/26/0385/FUL](#)

Rosemary Cottage Causeway End Road

Construction of new dwelling and new access.

[UTT/26/0420/AV](#)

The Chequers Inn Braintree Road

New external signage and lighting.

[UTT/26/0249/HHF](#)

Rose Cottage Braintree Road

3.2m x 1.97m garden building.

[UTT/26/0442/LB](#) / [UTT/26/0441/HHF](#)

Bury Chase Cottage Bury Chase

Proposed alterations to existing rear attached garage and conversion to form part of habitable space with related internal alterations. External alterations to enlarged garden area to form private parking area.

[UTT/26/0473/HHF](#)

1 The Hawthorns

Single storey side extension

[UTT/26/0475/OP](#)

Millbanks Chelmsford Road

Outline application with all matters reserved for the erection of 3 no. dwellings.

6. Decisions received since 17th February

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

Land At Molehill Green Road

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

Permission Refused - 24th February 2026 *'The application site lies outside the defined settlement development limits of any village or town...The proposal would by reason of its introduction of inappropriate built form would amount and contribute to a development that would appear dominant and visually intrusive that would have a harmful impact upon the rural character and appearance of the area.*

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 North-East of Grade II listed building known as 'Lower Rays Farm' and to the North-West of 2no Grade II listed buildings at Willows Farm...Due to proposed replacement dwellings inappropriate size, scale, materials and siting, the proposals would detract from and fail to preserve the setting which is significant in its own rights as well as the 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.

The proposal would introduce a new dwelling 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... The proposed development would not be a suitable location for housing having regard to the accessibility of services and facilities.

Due to the rural location, the undeveloped nature of the site and the location within an Amber Zone for risk to Great Crested Newts in particular, there is a real likelihood that protected species and habitats may be present in the site. The application presents no information to convince the authority as to the presence or absence of protected wildlife nor that the development could avoid harm to protected species and their habitats.'

C. L. Schorah.

**Clare Schorah,
Assistant Clerk to the Council
9th March 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 16th March.

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>