

FELSTED PARISH COUNCIL

Planning Committee Meeting Tuesday 19th March online 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 13th February
7. Draft Local Plans - [Uttlesford DC](#), Braintree DC
8. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/24/0411/FUL](#)

Princes Halfyards Stebbing Road

Proposed demolition of stables/outbuildings. Construction of 2 no. dwellings and conversion of barn 4 to an annexe to Plot 2.

[UTT/24/0352/FUL](#)

Glan Howy Bannister Green

Demolition of garage and shed. Erection of 1 no. dwelling (revised scheme to that approved under UTT/23/0515/FUL)

[UTT/24/0660/HHF](#)

The Beeches 11A Station Road

Proposed replacement Oak Porch

6. Decisions received since 13th February

[UTT/23/3218/PAQ3](#)

Agricultural Building R/o The Mole Hill Hollow Road

Prior Notification of change of use of agricultural building to 1 no. dwelling
Permission Granted - 2nd February 2024

[UTT/23/2548/FUL](#)

Barns At Princes Halfyards Stebbing Road

Change of use of land and conversion of barn to 2 no. dwellings including garage additions and landscaping following approval of UTT/22/1570/PAQ3

Permission Granted - 2nd February 2024

[UTT/23/2802/FUL](#)

The Swan Hotel Station Road

Section 73A Retrospective application for works to the garden including decking and a pergola

Permission Refused - 20th February 2024 *'Due to lack of information submitted about the impact of development on neighbouring properties to ensure that the development would not have a materially adverse effect on the reasonable occupation and enjoyment of residential property or cause disturbance to nearby properties.'*

[UTT/23/3007/OP](#)

Land East Of Watch House Green

Outline application with all matters reserved except access for the construction of 5 no. detached dwellings and garages using existing access off the Braintree Road
Application Withdrawn

[UTT/23/2759/HHF](#)

Springmead Stebbing Road

Proposed Annexe

Permission Granted - 1st March 2024

[UTT/24/0031/FUL](#)

Blackleys Farm Milch Hill Lane

Building works, including extensions, to the existing Nissen Hut and Cart Shed and conversion to form 1no. residential unit.

Permission Refused - 4th March 2024 *'The application site lies outside the defined settlement development limits of any village or town... The proposals by reason of its sitting, size and scale would have a harmful impact upon the rural character and appearance of the area. There is no substantive justification for the proposal specifically relating to the developments needs to take place there, or being appropriate in the countryside... The application fails to account for the sensitivities of the site... The proposal would provide substandard and unacceptable living conditions for future occupiers of the dwelling that would be harmful to their amenity.'*

[UTT/23/2810/PINS](#) Submitted under section 62A directly to PINS due to UDC currently being designated (under special measures)

Land To West Of Chelmsford Road Hartford End

S62A/2023/0028 Outline application for construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access

Permission Refused - 5th March 2024 *'The proposed development, by virtue of its unsustainable countryside location, effects on the character and appearance of the area, lack of information in relation to drainage proposals, and effects on highway and pedestrian safety would significantly conflict with the Local Plan and the policies within the Framework when taken as a whole.'*

C. L. Schorah.

Clare Schorah,
Assistant Clerk to the Council
11th March 2024

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 18th 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>