

# FELSTED PARISH COUNCIL

**Planning Committee Meeting**  
**Tuesday 20<sup>th</sup> May 2025**  
**online via Zoom at 6pm**

## AGENDA

1. Election of a Chairman
2. Apologies for Absence
3. Declarations of Interest
4. Public Forum
5. Approval of Minutes of Previous Meeting
6. New Applications to be considered
7. Decisions received since 22<sup>nd</sup> April
8. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
9. Other Urgent Planning Business and Future Dates

### **6. New Applications to be considered**

[UTT/25/1023/LB](#)

#### **Brook Cottage Gransmore Green**

Installation of an EV charging unit to the side of the garage wall.

[UTT/25/1148/HHF](#)

#### **The Mill Mill Road**

Construct a new foot bridge over the River Chelmer.

### **6. Decisions received since 22<sup>nd</sup> April**

[UTT/25/0655/HHF](#)

#### **Catbells Garnetts Lane**

Proposed single storey rear extension, two storey side extension and associated alterations.

**Permission Granted – 25<sup>th</sup> April 2025**

[UTT/25/0557/HHF](#) / [UTT/25/0558/LB](#)

#### **Chaffix Farmhouse Braintree Road**

Demolition of rear lean-to. Construction of rear lean-to and rear porch. Replacement windows, insulation and render. Alterations to windows, doors, stair and internal partitions. Construction of pedestrian bridge.

**Permission Granted – 24<sup>th</sup> April 2025**

[UTT/25/0546/HHF](#)

#### **Stratton Lodge 15A Station Road**

Proposed single and two storey extensions, internal alterations and minor reposition of garage.

**Permission Granted – 23<sup>rd</sup> April 2025**

[UTT/25/0527/HHF](#)

#### **35 Station Road Felsted**

First floor gable ended extension to form new bedroom with en-suite bathroom over existing ground floor dining room, office and living room. New bedroom to be have void space over living area to form double height living space with new full height gable end glazing. New dormer window to front elevation, to form new en-suite bathroom at first floor level. New front entrance porch lined up with existing dormer window at first floor level. New external private terraces to be formed in pitched roof over living room and kitchen to rear side of building, bi-fold doors to form access from bedrooms to private terrace areas. New full height glazing to gable end, new full height glazing to side elevation to double height living area.

**Permission Refused - 2<sup>nd</sup> May 2025** *'The proposals would by reason of their inappropriate size, scale, design and excessive fenestration would result in a development that would not appear as natural addition to the dwelling. This would thus result in harm to the character and appearance of the dwelling.'*

[UTT/25/0649/HHF](#) / [UTT/25/0650/LB](#)

**Cressages 2 Cressages Close Bannister Green**

*Single storey rear extension to existing kitchen*

**Permission Refused - 7<sup>th</sup> May 2025** *'The proposed extension to the building will entirely remove this rear wall, extending the existing brick section by 2.5m. The result will be a rear brick section which is comparable in depth to the core of the dwelling, creating an awkward juxtaposition between the two elements. There will also be a notable loss of fabric which contributes to the significance of the building by providing indication of its phasing, due to the removal of the internal chimney stack. This is considered harmful, resulting in less than substantial harm to the significance of the listed building and not preserving its special interest'*

*C. L. Schorah.*

**Clare Schorah,  
Assistant Clerk to the Council  
12<sup>th</sup> May 2025**

**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> May.

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 our webpage here: <https://felsted-pc.gov.uk/felsted-neighbourhood-plan>