

FELSTED PARISH COUNCIL

**Planning Committee Meeting
Tuesday 21st November 2023 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 17th October
7. [Parking Guidance Consultation](#)
8. [Pre-Submission Consultation \(Regulation 14\) Earls Colne Neighbourhood Plan.](#)
9. Enforcement Update
10. [Uttlesford DC Local Plan Consultation \(Regulation 18\)](#)
11. Draft Local Plans - [Uttlesford DC](#), Braintree DC
12. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

Uttlesford District Council Applications:

[UTT/23/2679/HHF](#)

Foxtons Mole Hill Green Molehill Green Road

Detached garage and garden room.

[UTT/23/2561/HHF](#)

Limeen 25A Station Road

Single storey rear extension.

[UTT/23/2751/HHF](#)

Firs End Causeway End Road

Proposed single storey rear extension.

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

Springmead Stebbing Road

Proposed Annexe.

[UTT/23/2717/LB](#) / [UTT/23/2716/HHF](#)

Brook Farm Stebbing Road

Demolition of existing rear conservatory and erection of replacement single storey orangery, conversion of existing loft above existing garage into a new office including alterations to the existing garage and a new cart-lodge.

Chelmsford City Council Applications:

[23/01583/FUL](#) / [23/01583/OUT](#)

Strategic Growth Site 7A Moulsham Hall Lane Great Leighs

Hybrid planning application for EIA (Environmental Impact Assessment) development to include: 1. Outline application with all matters reserved for residential development of up to 800 homes (Use Class C3) including affordable and self/custom-build homes; a Neighbourhood Centre comprising commercial, business and service (Use Class E) of which the anchor retail store is not more than 500 sqm (GIA); medical services (Use Class E(e)), a children's nursery (Use Class E(f)) and a residential care home (Use Class C2) of up to 80 beds; a new primary school (Use Class F1); landscaping works, provision of strategic and local open space;

biodiversity enhancements, all associated highways infrastructure, pedestrian, cycle, PROW and bridleway routes; drainage infrastructure and all associated ancillary works including services and utilities. 2. Full application for the principal means of vehicular access to the site, on site highways works, surface water attenuation basins and associated ancillary works including services and utilities.

6. Decisions received since 17th October

[UTT/23/1247/FUL](#)

Bury Farm House 2 Station Road

S73 application to vary condition 2 (approved plans) of UTT/22/2638/FUL (erection of replacement dwelling and garage) in order to amend the design of the dwelling and alter the proposed access arrangements.

Permission Granted - 17th October 2023

[UTT/22/3513/FUL](#)

Land East Of Chelmsford Road

A mixed-use development comprising a relocated and improved village convenience store, incorporating a Post Office, together with area for farmers market, cafe, three first floor offices with dedicated parking facilities and multi use overspill area.

Together with nine dwellings comprising a 1 bedroom apartment, two 2 bedroom houses, two 3 bedroom apartments, two 4 bedroom semi detached houses, one 4 bedroom detached house, and a 5 bedroom chalet style bungalow with dedicated 2m footpath routes.

Permission Refused - 25th October 2023 *'By way of inappropriate design, scale, mass, density, form, height, it is considered that the proposal would cause harm to the character and appearance of the site and the surrounding countryside.'*

[UTT/23/0515/FUL](#)

Glan Howy Bannister Green

Erection of 1 no. detached dwelling.

Permission Granted - 3rd November 2023

[UTT/22/3433/FUL](#)

Brook Cottage Gransmore Green

Retrospective application to vary condition 1 (approved plans of UTT/21/1267/FUL): varying of driveway material from tarmac to shingles.

Permission Granted - 7th November 2023

[UTT/22/2743/FUL](#)

Land East Of Oaklea Causeway End Road

Erection of 1 no. Dwelling complete with all related works including access.

Permission Refused - 7th November 2023 *'it would cause harm to the open character and appearance of this rural site and the surrounding area as a consequence of failing to protect or enhance the character of the countryside in which the proposal would be set... it is not a sustainable development in that it would be an unsustainable location, not within a settlement or other site boundary. The creation of a residential property at this site would require future occupiers to travel by car to services and facilities... It has not been demonstrated that safe and suitable access can be provided.'*

C. L. Schorah.

Clare Schorah,
Assistant Clerk to the Council
13th November 2023

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 November.

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>