

FELSTED PARISH COUNCIL

Planning Committee Meeting

Tuesday 21st October 2025 **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 16th September
7. [Community Infrastructure Levy Consultation for Uttlesford DC](#)
8. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
9. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/25/2373/FUL](#) / [UTT/25/2374/LB](#)

Barns At Pyes Farm Molehill Green Road

Conversion of a barn from vacant office space and garages to a 2 bedroom dwellinghouse. Works are to remain within existing footprint of the barn, consisting mostly of internal alterations, new windows & doors and remedial works/repairs.

[UTT/25/2539/HHF](#)

3 Brook Meadow Gransmore Green Lane

Proposed two-storey rear extension with sky lights.

[UTT/25/2498/OP](#)

Land North Of Rayne Road

Outline application with all matters reserved except access for the erection of up to 100 dwellings, associated landscaping and open space, with access from Rayne Road.

[UTT/25/2602/FUL](#)

Industrial Complex Hollow Road

Proposed removal of existing industrial units and hard standing. Erection of 2 no. self build detached dwellings with landscaping, integral garage and associated operational development.

[UTT/25/2728/FUL](#)

Sparlings Farm Braintree Road

S73 application to vary condition 3 (opening hours) of UTT/24/1361/FUL

[UTT/25/2547/FUL](#)

The Chequers Inn Braintree Road

Proposed partial demolition of section of outbuilding to rear, along with festoon posts and lighting, access gate, close boarded fencing and extension of existing decked area.

6. Decisions received since 16th September

[UTT/25/2162/HHF](#)

Fairfield House Bakers Lane

Proposed Outbuilding

Permission Granted - 19th September 2025

[UTT/25/1891/LB](#)

Bell House 7 Station Road

Paint and change external colour

Permission Granted - 16th September 2025

[UTT/25/2205/HHF](#)

Cromwell House Willows Green Main Road

Proposal for garage with first floor annexe accommodation.

Permission Granted - 13th October 2025

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

35 Station Road Felsted Essex CM6 3HD

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.

Planning Appeal Allowed - 15th October 2025

C. L. Schorah.

Clare Schorah,

Assistant Clerk to the Council

13th October 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 before 5pm on Monday 20th October

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>