

FELSTED PARISH COUNCIL

Planning Committee Meeting

Tuesday 16th September 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 19th August
7. Appeal to be considered
8. Enforcement update
9. Hedgehog Farm Public Consultation
10. Draft Local Plans - [Uttlesford DC](#), [Braintree DC](#)
11. Other Urgent Planning Business and Future Dates

5. New Applications to be considered

[UTT/25/1929/OP](#)

Land North Of Garnetts Lane And Stebbing Road

Outline planning application for erection of up to 70 no. dwellings served by vehicular and pedestrian accesses, complete with parking provision, drainage attenuation, public open space, landscaping and related infrastructure and works; All matters reserved except for primary means of vehicular and pedestrian access (to exclude internal roads and footways not covered herein).

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

Cromwell House Willows Green Main Road

Proposal for garage with first floor annexe accommodation.

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

Fairfield House Bakers Lane

Proposed Outbuilding.

[UTT/25/2272/LB](#) / [UTT/25/2271/HHF](#)

Argyll House Station Road

Erection of single storey extension to later additions to property. New/replacement of external joinery together with internal alterations within later parts of property and other associated alterations. Removal of detached outbuilding. Landscaping and associated works.

[UTT/25/2342/HHF](#)

Orchard Side Causeway End Road

Demolition of conservatory, garage and porch extension. Construction of rear, side and porch extensions. Alterations to internal layout and external appearance.

6. Decisions received since 19th August

[UTT/25/1617/LB](#)

Russetts Chelmsford Road

To remove a bedroom window which is not original or in keeping with other windows in the property. To replace with a slim, double glazed window with glazing bars to match other windows, with outside putty.

Permission Granted - 13th August 2025

UTT/25/0790/LB

Cressages 2 Cressages Close Bannister Green

Replacement of 13 rusted single glazed metal and rotten single glazed timber windows with modern vacuum glazed unit with integral comes.

Permission Refused - 9th September 2025 *'The information submitted does not meet the requirements of Paragraph 207 of the National Planning Policy Framework (2024).'*

7. Appeal to be considered

[UTT/24/3025/FUL](#)

APP/C1570/W/25/3371686

Agricultural Building Rear Off The Mole Hill

Proposed demolition of existing agricultural building and erection of 1 no. dwelling, new access and associated development.

C. L. Schorah.

**Clare Schorah,
Assistant Clerk to the Council
8th September 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 15th September

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>