

## FELSTED PARISH COUNCIL

Planning Committee Meeting  
Tuesday 21<sup>st</sup> December 2021 on-line at 6 pm

### 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 from Uttlesford DC since 16<sup>th</sup> November
7. New Appeals to consider
8. Appeal Decisions received since 16<sup>th</sup> November
9. Enforcement Update
10. Draft Local Plans - [Uttlesford DC](#), Braintree DC
11. Other Urgent Planning Business and Future Dates

**5. New Applications to be considered as at 13th December**

[UTT/21/3441/HHF](#)

**5 Bury Fields Felsted**

Proposed erection of two storey side and rear extensions, demolition of existing garage, alterations to existing porch and associated operational development

[UTT/21/3507/HHF](#)

**Ro Ellen Willows Green Main Road**

Single storey side and rear extensions, re-positioning metal chimney to rear

[UTT/21/3611/HHF](#)

**Meadow House Cock Green**

Proposed loft conversion incorporating raising of roof, creation of rear facing dormer, installation of two rooflights - amendments to previously approved and part implemented scheme under reference UTT/19/3022/HHF

[UTT/21/3641/FUL](#)

**The Oak House Bannister Green**

Erection of 1no. detached dwelling, with associated curtilage, vehicular access from public highway, off-street car parking, and landscaping.

[UTT/21/3637/HHF](#)

**Watch House Cottage Bannister Green**

Section 73A Retrospective application for swimming/lap pool in garden.

[UTT/21/3679/HHF](#)

**Mount Cottage Cock Green**

Removal of existing Orangery and replace with new Orangery

**6. Decisions received since 16<sup>th</sup> November**

[UTT/20/2909/FUL](#)

**Land At 39 Evelyn Road Willows Green**

Demolition of outbuildings and erection of 4 no. dwellings with associated access  
**Application Withdrawn – 18<sup>th</sup> November 2021**

[UTT/21/3032/HHF](#)

**Beretun Barn Cobblers Green Causeway End**

Proposed detached garage/store with home office and storage area over  
**Application Withdrawn – 29<sup>th</sup> November 2021**

[UTT/21/2980/FUL](#)

**Sparlings Farm Braintree Road**

Section 73A Retrospective application for the change of use of former agricultural buildings and land for dog training. Proposed dog daycare with enclosed secure outdoor area.

**Permission Granted – 2<sup>nd</sup> December 2021**

[UTT/21/0606/FUL](#)

**Seabrooks Farmhouse Braintree Road**

Proposed detached garage to be used in conjunction with dwelling approved under planning permission UTT/20/0436/FUL which is currently under construction

**Permission Granted – 2<sup>nd</sup> December 2021**

[UTT/21/3176/HHF](#)

**Cavendish Causeway End Road**

Proposed demolition of existing rear conservatory and erection of replacement single storey rear and side extension.

**Permission Granted – 6<sup>th</sup> December 2021**

[UTT/21/3088/OP](#)

**Land Between Hop House And Hillside Hartford End**

Outline application with all matters reserved except access for the erection of 4 no. dwellings.

**Permission Refused - 7<sup>th</sup> December 2021** *‘The level of rural amenity harm which would be caused through the coalescence of built form arising from the development would be both significant and demonstrable whereby the proposal would be contrary to Policy S7 of the Uttlesford Local Plan (adopted 2005) and Policies FEL/CW1, FEL/HN5 and FEL/ICH4 of the Made Felsted Neighbourhood Plan - February 2020, whereby the development would fail to protect the particular character of the part of the countryside within which it is set and is a form of development which does not need to take place within the countryside’*

[UTT/21/3209/HHF / UTT/21/3210/LB](#)

**Mill House Cock Green Cock Green Road**

Proposed revised scheme to that approved under UTT/21/1041/HHF - addition of roof lights to swimming pool roof.

**Permission Refused – 13<sup>th</sup> December 2021** *‘it would, by virtue of its design, form and fenestration arrangements, cause significant harm to the character and appearance of the host listed building at Mill House’*

**7. New Appeals to consider**

[UTT/21/1891/FUL](#)

**Appeal Ref: APP/C1570/W/21/3284780**

**Glan Howy Bannister Green Felsted**

Erection of 1 no. detached dwelling

**8. Appeal Decisions received since 16<sup>th</sup> November**

[UTT/21/0079/OP](#)

**Appeal Ref: APP/C1570/W/21/3272768**

**Land East Of Bannister Green Rayne Road**

Outline application with all matters reserved except access and landscaping for the erection of 9 no. detached dwellings

**Appeal Dismissed – 2<sup>nd</sup> December 2021** *‘the proposal for nine market dwellings would conflict with Policy HN5 of the Felsted Neighbourhood Plan 2018-2033 (NP) which restricts development outside of Village Development Limits other than for a number of exceptions, none of which apply in this case.... the proposed development would not provide a suitable location for housing, with regard to character and appearance. Therefore, it would conflict with LP Policy S7 and NP Policy HN5 which directs developments to within settlement boundaries. In addition, the scheme would conflict with NP Policy CW1 which resists development which results in the interruption or severance of the landscape character of the countryside among other things.’*

*C. L. Schorah.*

Clare Schorah, ,  
Assistant Clerk to the Council  
13<sup>th</sup> December 2021

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 20<sup>th</sup> December. An online link will then be emailed to you.

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>