

**Extracts taken from (draft) minutes of Uttlesford District Council Planning
Committee meeting – 8th April 2026**

**PC103 UTT/25/1929/OP - LAND NORTH OF GARNETTS LANE AND
STEBBING
ROAD, FELSTED**

The Senior Planning Officer presented an application for Outline planning permission for the erection of up to 70 dwellings, together with associated access, public open space, landscaping, drainage and infrastructure, with all matters reserved except for the primary means of vehicular and pedestrian access. She corrected a statement and said that high level pre-application talks had been undertaken prior to the application being submitted.

She recommended that the application be approved, subject to the conditions set out in section 17 of the report.

In response to questions from Members, officers:

- Said that the road through the school was owned by the Highways Authority.
- Said that a condition for a haul road could not be imposed but Condition 5 required a construction management plan and for routing to be agreed.
- Said that the Landscape Officer was satisfied with the proposals and that the area had not been identified as a valued landscape.
- Said they could not specify that the Parish Council be worked with.
- Explained the role of the Felsted Community Trust as being a separate entity to Felsted Parish Council.

Members discussed:

- The loss of an unobstructed view and whether fully considered.
- The low level of harm as stated by the Conservation Officer.
- The need for the Heads of Terms uplift re biodiversity net gain to be taken to 20%.
- The possible conditioning of a haul road, with support for local residents.
- Road safety concerns due to very narrow roads.
- The Parish Council being obliged to give general support to the application.

Councillor Church proposed approval of the application and to also enhance the Construction Management Plan to consider appropriate construction access, including a possible haul road, which could mitigate nuisance and disturbance to residents.

This was seconded by Councillor Driscoll.

On the casting vote of the Chair:

RESOLVED that the Strategic Director of Planning be authorised to grant permission for the development subject to those items set out in section 17 of the report

- A) Completion of a s106 Obligation Agreement in accordance with the Heads of Terms as set out; and

B) Conditions, to include the proposals above.
And if the freehold owner shall fail to enter into such an agreement, the Strategic Director of Planning shall be authorised to refuse permission following the expiration of a 6-month period from the date of the Planning Committee.

M Clarke and A Draper spoke against the application. Councillor R Ramm (Felsted PC) spoke in general support of the application. C Loon (Agent) also spoke in support.

PC104 UTT/25/2498/OP - LAND NORTH OF RAYNE ROAD, BANNISTER GREEN, FELSTED

The Senior Planning Officer presented an Outline planning 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. development.

She recommended, on the basis of the tilted balance, that the application be refused.

In response to questions from Members, officers:

- Stressed that in their view there was clear coalescence between two hamlets and that this was of primary concern.
- Said there had been no Planning Performance Agreement (PPA) Interaction with the Council.

Members discussed:

- The need for hamlets to keep their identities and the fact that this was clear coalescence in this instance.
- The scale of the proposal being too large and overbearing.
- The site being outside the built framework of the village.

Councillor Church proposed refusal of the application, and this was seconded by Councillor Sutton.

RESOLVED that the Strategic Director of Planning be authorised to refuse permission for the application for the reasons set out in section 17 of the report.

Councillor R Freeman (Felsted PC) spoke against the application. T Dodkins (Agent) spoke in support.