

**Felsted Neighbourhood Plan Review Group,**  
**Wednesday 12<sup>th</sup> February 2025, 5:45pm URC Hall**  
**Minutes (Meeting 14)**

**Present:**

Roy RAMM (RR) Chairman, Richard FREEMAN (RF), Nick ARMON-JONES, (NAJ), Brian POPE, (BP), John MOORE (JM), Hywel JONES (HJ). David COHEN (DC), Roy MITCHELL (RM), Mary-Ann DUNN (MA), Mike MASTER (MM), David ANDREWS (DA).

**1. Apologies for Absence:**

Kevin FARROW (KF),

**2. Declaration of Interest:**

None

**3. Minutes of Last Meeting (Meeting 13):**

None

**4. Matters Arising, not on Agenda:**

RR reported that there was now agreement between the John Tasker Surgery Partners, ICB and Felsted PC for the rental of the New Surgery for 20 years.

**5. Site Selection:**

Site 1: RR reported that at a recent meeting with Uttlesford DC a new Planning officer had raised certain concerns regarding the site. In response, RR had advised the officer that one of those matters had been addressed by ECC Highways and that it was his predecessor who suggested, and agreed in principle, that the number of houses be increased because the site fulfilled all the sustainability factors rather than split the allocation with another site.

However, following detailed examination, the Planning Officer advised that a full Strategic Environmental Assessment (SEA) was necessary and UDC will prepare a scoping document.

As the SEA is likely to take 6 weeks, it was concluded that the next Walk-In meeting for residents originally planned for early March would have to be delayed.

**6. Community Land Trust:**

It was noted that a Charitable Trust would be established to cover the management of the New Surgery and the URC Burial Ground. However, it may be necessary to form a Community Land Trust to manage any new Social Housing and the most appropriate legal structure was being investigated.

**7. Designated Green Spaces:**

BP presented a detailed list of proposed Felsted “Green Spaces” and requested Review Group Members to give it consideration and pass comments back to him. He requested advice on where to find a suitable map. RR suggested UDC have a Boundary Map and HJ reported the Grass Cutting Contractor apparently presented detailed maps when presenting his quotation.

**8. Revised Text:**

RR reported that Rachel Hagger (a subcontractor to UDC) was available to assist in updating the FNP text. Demetria McDonald, who was a consultant with the original document, would also assist.

**9. Traffic Survey:**

RF reported that Essex CC had not presented their proposals.

**10. Regulation 14 Consultation.**

Following RR's report (in item 5), it was agreed to put the consultation with residents on hold until April.

NAJ reported that the best method of accurately distributing the invitation to ALL residents was via "addressed mail". RR agreed to obtain an up to date "Excel" address list suitable for the printer to use from UDC. He also reported that there were new plans for a major Solar Farm to be erected in the north east of the Parish and it was agreed that details of those proposals should be included with the mail shot. A proposed invitation with details of Reg 14 Consultation along with Visual Displays had been circulated to group members and suggested amendments considered.

**11. Treasurers Report:**

Nothing to report.

**12. Any Other Business:**

None

**DATE OF NEXT MEETING:** Wednesday 12<sup>th</sup> March 2025 5:45 pm URC Hall

Meeting Closed 7:00pm