

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 21st July 2026 at 6pm

Attending: Councillors Richard Freeman (Chairman), Clive Perrins and Roy Ramm
In attendance Clare Schorah - Assistant Clerk

1. Apologies for Absence

There were apologies for absence from Cllrs Hywel Jones, John Moore and Dan Sinclair.

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of Previous Meeting

The minutes of the 16th June meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/26/1497/FUL](#)

The Orchards Gransmore Green Lane

Demolition of existing dwelling and construction of 1 no. self-build replacement dwelling.

Comment: Felsted Parish Council objected to a similar application (UTT/25/2858/FUL) at this property in December 2025 and it objects to this application for the same reasons.

The scale and design proposed is significantly larger than the original building and Felsted Parish Council questions the appropriateness of such a large replacement dwelling in this location, outside existing development limits.

The proposed development would conflict with Development Policy 2 in the Uttlesford District Council Local Plan 2026 which states that 'The replacement of an existing dwelling in the Open Countryside will be supported provided that the replacement dwelling is of a similar size and scale to the original dwelling and it is located on the footprint of the original dwelling unless an alternative position within the existing residential curtilage would provide notable benefits and have no adverse impact on the wider setting.'

The existing modest structure was originally a farm building which qualified for a Certificate of Lawfulness on 19th June 2024 permitting continued use of the existing building as a single dwelling house.

It is noted that the delegated Officer dealing with the Certificate of Lawfulness case stated in his supporting report that "It should be noted that the planning merits from the operational development or the material change of use cannot be considered", which was appropriate at the time as the Planning Authority were only assessing whether the proposal to recognise the claimed long term residential use of the building was lawful under current planning regulations, not whether it was desirable from a planning perspective.

However, the proposed replacement of the existing dwelling does now require an assessment of its appropriateness.

Whilst not objecting to the principle of the replacement of the existing building, the scale and design proposed is significantly larger than the original building and Felsted Parish Council questions the appropriateness of such a large dwelling, outside existing development limits in proximity to two Listed Buildings, Great Greenfields and particularly, nearby Poplars.

[UTT/26/1656/HHF](#) / [UTT/26/1657/LB](#)

Witneys Bannister Green

Proposed single storey replacement extension to southern end and one and a half storey new extension to northern end of the existing cottage.

No Comment.

[UTT/26/1668/HHF](#)

Witneys Bannister Green

Replacement of previous outbuilding with installation of new outbuilding.

No Comment.

[UTT/26/1637/HHF](#) / [UTT/26/1638/LB](#)

Bury Gate Braintree Road

Proposed demolition of existing single storey rear extension and construction of a new single storey rear extension.

No Comment.

[UTT/26/1768/FUL](#)

Limeen 25A Station Road

S73 application to vary condition 2 (approved plans) attached to UTT/25/0222/HHF - change from hip end to gable end roof with solar panel array on each slope Condition Number(s): 2 Conditions(s) Removal: To change roof from hip end to gable end roof with solar panel array to each slope. Change approved plan reference 25-01_102 to 25-01_102_Rev A.

No Comment.

6. Decisions received since 16th June

[UTT/26/1000/HHF](#)

Homewaters Braintree Road

Proposed porch, alterations to fenestration, proposed dormers to front elevation, proposed 2-storey rear extension.

Permission Granted - 19th June 2026

[UTT/26/0890/HHF](#) / [UTT/26/0833/LB](#)

Cromwell House Willows Green Main Road

S73A retrospective application for demolition and rebuilding of the porches, rear thatched lean-to and north side lean-to structures.

Permission Granted - 1st July 2026

[UTT/26/1115/LB](#)

Black Horse Cottage Chelmsford Road

Install 11no. wood slim-profile white venetian blinds (1 per window) within existing window reveals on the ground floor of the property and 7no. white neutral tone roller blinds (1 per window) within existing window reveals on the first floor.

Permission Granted - 6th July 2026

[UTT/26/0653/FUL](#)

Rear Of Weavers Farm Braintree Road

Proposed mixed sizes 9 no. dwellings, access road and footpath, widening of existing access, public open space and orchard with connections to public footpaths.

Permission Granted - 7th July 2026

[UTT/26/0114/FUL](#)

Land Adj To 1 Myrtle Villas Chelmsford Road

Construction of 12 no. dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions.0

Permission Refused - 13th July 2026 *'The proposal would not be in a suitable location for housing having regard to the spatial strategy and settlement hierarchy of the Development Plan.*

The proposal, by reason of its location, would offer limited accessibility to services and facilities via sustainable modes of travel. Future occupants of the dwellings would therefore rely heavily on private cars to meet their day-to-day needs instead of prioritising sustainable modes of travel.

In the absence of consistent flood risk information for the areas used to calculate the greenfield runoff rate and attenuation storage, the application failed to demonstrate that the development would not increase flood risk on the site or elsewhere or that the operation of the sustainable drainage systems would be effective.

[The proposal has no] mechanism to secure the delivery of the tariff per dwelling required for the Essex Coast Recreational Avoidance & Mitigation Strategy (RAMS) that would mitigate the adverse impacts of recreational pressure on designated Habitats.

The application failed to provide a mechanism, such as a section 106 legal agreement, to secure... planning obligations as required by planning policy and guidance.'

[UTT/25/3242/FUL](#)

Land At Sunnybrook Farm Braintree Road

Erection of 17 no. dwellings with access, landscaping and associated infrastructure

Permission Refused - 13th July 2026 *'The proposal would not be in a suitable location for housing having regard to the spatial strategy and settlement hierarchy of the Development Plan.*

The proposal, due to its location, would significantly harm the character and appearance of the countryside through the physical and visual coalescence between settlements, and the subsequent erosion of their individual identities and established settlement pattern, and through the loss of the countryside's intrinsic character and beauty.

The proposal, by reason of its layout and design approach, would not secure a well designed place because it would not be visually attractive as a result of good layout, nor sympathetic to its surrounding built environment, and it would not establish a strong sense of place using the arrangement of streets and spaces to create an attractive and welcoming place to live.

The application constitutes 'major development' whereby affordable housing units would be required to be delivered on site.

The proposal would not provide an appropriate mix of houses in the interests of meeting

housing need and creating socially mixed, vibrant and inclusive communities. The application has not provided an evidence-backed justification for non-compliance with the relevant policies.

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The application failed to provide a mechanism, such as a section 106 legal agreement, to secure... planning obligations as required by planning policy and guidance.'

7. Enforcement Update

The Assistant Clerk Provided an Enforcement Update

8. Willows Green travellers site

An update on the legal proceedings regarding this site is on the Felsted Parish Council website news page: <https://felsted-pc.gov.uk/news/travellers-development-at-willows-green/>

The website news page will be updated when there is any further information.

9. Felsted Neighbourhood Plan

The Neighbourhood Plan is progressing and more information can be found here: <https://felsted-pc.gov.uk/felsted-neighbourhood-plan/>

10. Draft Local Plan for Braintree DC

No Comment

11. Other Urgent Planning Business and Future Dates

Next Meeting is 27th August 2026 online using Zoom.

..... 2nd September 2026 Chairman

Planning Information for Residents

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 our webpage here: <https://felsted-pc.gov.uk/felsted-neighbourhood-plan>