

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 16th June 2026 at 8pm

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 was one member of the public present.

4. Approval of Minutes of Previous Meeting

The minutes of the 19th May meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/26/1172/HHF](#) / [UTT/26/1173/LB](#)

Cressages 2 Cressages Close Bannister Green

Single storey rear extension.

No Comment.

[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.

Comment: Felsted Parish Council welcomes property owners maintaining listed buildings because it helps to preserve the important heritage within the parish.

[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.

Comment: Felsted Parish Council (FPC) presents a further response to our submission dated 22nd April following changes to this application submitted by the applicant's agent. These additional FPC comments should be read as supplementary to our previous submission in which multiple reasons for recommending refusal were identified and these remain relevant.

With the changed emphasis and references to the UDC Local Plan Core Policy 20 now submitted post closure of public consultation opportunities and the fact that the original Determination Deadline date passed around a month ago on 12th May 2026 FPC consider it would be more appropriate for UDC to invite this application be withdrawn and resubmitted as a completely new application rather than it being pursued as part of the original application following such changes and with the original public consultation deadline previously notified as closed.

Felsted Parish Councils comments regarding Local Plan Adoption and the need for UDC to determine planning applications in line with the local plan, continue to be fully relevant, particularly regarding the applicants references to the Local Plan Core Policies and further attempts to align the application to the Felsted Neighbourhood Plan Review (FNPR).

Building outside of existing settlement in open countryside.

*Firstly, we address the fact that whilst the recently adopted UDC Local; Plan (Core Policy 3 – Settlement Hierarchy) states that “There is a presumption in favour of sustainable development within the existing built area of Key Settlements, Local Rural Centres and Larger Villages”, it goes on to say that **“Development outside the existing built areas of these settlements will only be permitted where it is allocated by the Local Plan 2041 or has been allocated within a Made Neighbourhood Development Plan, or future parts of the Local Plan”**.*

The land in question is adjacent to Weavers Farm, a Grade II listed building which is not within the “built area” of the nearest settlement (Watch House Green) and is a considerable distance outside the previously identified “Village Development Limits” (VDL’s) of Felsted. As the adopted 2021 / 2041 Local Plan no longer recognises VDL’s, this then becomes “open countryside” under which Development Policy 1 which is unconditional in stating that “New Dwellings in the Open Countryside” are not permitted unless meeting one of the following specific requirements, i.e. - optimal viable use of a heritage asset, a small-scale development securing the future of associated heritage assets, re-use of a redundant or disused building or the one for one replacement of an existing dwelling.

There can be no doubt that the historical boundary hedge line between the proposed site and the adjacent recent development of “The Meadows” forms a clear and distinct border between The Meadows (the recently extended built area of Watch House Green) and the proposed site. This historical boundary line comprises a substantial ancient field hedge including a number of mature elm trees forming a definitive break between the new development and the open countryside in which the Grade II Weavers Farm is set.

*In preparation for the imminent formal Examination, the Felsted Neighbourhood Plan Review identifies the build limits of Watch House Green accommodating the extended development of “The Meadows”. This newly confirmed built limit is consistent with the historical hedge line identified above **and UDC have themselves recently provided maps to the FNPR group identifying this build limit.***

It is also relevant that the Felsted Heritage and Character Assessment (undertaken by AECOM in 2017), identifies Watch House Green (pages 47/48) as part of LCA 3, one of Felsted’s Rural Greens, referencing the Historic England - “Good Practice Guide for Local Heritage Listing”, specific management principles in relation to each character area which it states should “Resist piecemeal extension that threatens the nucleated settlement pattern”.

This “Open Countryside” application fails to meet any of the Development Policy 1 criteria.

Conflict with Felsted Neighbourhood Plan Policy FEL/HN5

Not only is this additional housing not supported by the FNPR or the UDC adopted Local Plan (putting it in conflict with UDC Local; Plan Core Policy 3 – Settlement Hierarchy), but the location also conflicts with Felsted Neighbourhood Plan Policy FEL/HN5 Residential Development outside Development Limits.

Negative Impact on Heritage Asset – Conflict with Core Policy 62 Listed Buildings

The 2.5 entry in the applicants Planning Statement, suggests that the site falls within the curtilage of Weavers Farm, but there is no accompanying “Listed Building Planning Application” for Grade II Weavers Farm in support of this.

The proposed development would conflict with the UDC Adopted Local Plan Core Policy 62 which includes: “.....development within the curtilage of, or affecting the setting of, a listed building, should:

- respect the building’s historic curtilage or context or its value within a group and/ or its setting, including its historic landscape*

The proposed development would result in the loss of the natural landscape buffer separating the listed building from “The Meadows” development.

It is noted that Place Services, in their Historic Buildings and Conservation Advice have stated there would be a negative impact on key views from and towards the Grade II asset and the new built form, and that its hard landscaping and access road would be conspicuous, distracting from the listed building, with a permanent urbanising effect on the landscape.

Place Services confirm that the proposal would fail to preserve the significance of the listed building through inappropriate development within its setting, contrary to Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

FPC also considered that the proposed impermeable surfaced and kerbed pavement, leading from the development towards Watch House Green which, according to the EAS Highways Response note (see their appendix H), may require a galvanised steel tubular handrail along part of its length, in order to accommodate the reduced footway width, would be wholly unacceptable. The introduction of this “urban sprawl” hard-engineered infrastructure would significantly erode the rural vernacular; suburbanising what is currently a typically bucolic country road on the outskirts of the hamlet of Watch House Green, unacceptably changing the broader rural character of the settlement.

Felsted, being a “Larger Village” (is meeting its housing allocation in full)

Felsted, via the FNPR is meeting its obligation to the UDC Local Plan in full by supporting housing to meet its allocation and this development is NOT allocated within the FNPR.

The UDC Local Plan (Rural Area Strategy – item 8.23) states that “Following engagement with the Larger Villages, every Larger Village intends to make new Neighbourhood Plan allocations to deliver their identified housing requirement figure”

Felsted, following this engagement, has fully committed to this obligation by making the necessary allocations via the FNPR and consequently, this proposal which is not included in either the UDC adopted Local Plan or the FNPR must be refused.

Failure of the applicant to recognise the FNPR delivery of UDC Housing allocation

The applicant contends that Felsted's claim to be meeting its allocation of 95 dwellings in the recently adopted UDC Local Plan is incorrect (referenced on page 29, item 7.17 of their "Planning Statement"), going on to say (in 7.20) "Moreover, the Parish Council's own objection inadvertently undermines its position on this point. It acknowledges that Felsted's residual housing allocation under the adopted Local Plan is 95 units, and that the two sites it supports – including UTT/25/1929/OP for 70 dwellings – will together deliver only 70 of those 95 required units. A shortfall of 25 dwellings therefore remains against Felsted's own Local Plan allocation".

*This is either a disingenuous and blatant misrepresentation or is a complete misunderstanding of Felsted's delivery of UDC's housing allocation by the FNPR which, far from involving a "shortfall", will potentially **exceed Felsted's 95 dwelling allocation by some 19 homes** if the second supported site (for 17 dwellings - UTT/25/3242/OP) is approved and it must be noted that Felsted will exceed its UDC allocation even in the unlikely event that this second FNPR supported application were to be refused.*

The FNPR supports 70 dwellings via UTT/25/1929/OP (already approved by UDC) and a further 17 via UTT/25/3242/OP (yet to be determined). These 87 dwellings are in addition to 27 "windfall" dwellings approved within Felsted since April 1st April 2024 (i.e. the date of UDC's then Emerging local Plan determination of the completions and commitment figures and consequential housing allocation for Felsted). Combined, this means that Felsted's overall delivery of housing would total 114 dwellings, significantly exceeding the allocation of 95 in the UDC adopted Local Plan (NOTE: A list of the 27-post 1st April 2024, approved "windfall sites" is appended – appendix A. This is available to view here: <https://felsted-pc.gov.uk/wp-content/uploads/Appendix-A-Windfall-dwellings-approved-since-1st-April-2024-1-1.pdf>)

We would incidentally point out that The Meadows, Mulberry Homes development on land immediately adjacent to the application site includes 16 affordable homes, exceeding the 9 that the applicants "Planning Statement" (item 5.6) quotes as being required in the Felsted Parish Housing Needs Survey, undertaken by RCCE in April 2024. The applicant describes this survey as providing "a robust evidential basis for the affordable housing need in the parish".

*Failure to recognise the collaborative synergy between UDC and Felsted Parish, classified as a "Large Parish" by UDC and consequently given a specific housing allocation in the UDC Local Plan and allowing this additional housing that is not supported by Felsted, a Parish delivering in full their UDC allocated housing number, would not only irreversibly damage the Felsted communities trust and belief in Neighbourhood Planning but would also undermine the strategic integrity of Core Policy 3 - Settlement Hierarchy Development which states **unconditionally** that "Development will be in accordance with the Settlement Hierarchy and Settlement Classifications as set out" (i.e. 95 dwellings for the "Larger Village" of Felsted.)*

Failure to meet the UDC Local Plan Core Policy 20 - Rural Exception Site criteria

*The applicants Revised Planning Statement now makes repeated references to UDC's Local Plan Core Policy 20 (which does support legitimate Rural Exception Sites), stating under item 6.2, that "The application proceeds on this basis" and reiterating under item 7.18 that that application "proceeds specifically under Core Policy 20", **but crucially**, despite this*

reliance on Core Policy 20, the application fails to identify either an adequate allocation of truly “affordable housing” or the necessary development appraisal and PPG-compliant developer funded viability assessment to justify the Rural Exception claim.

In addition, the applicants “Revised Planning Statement” is associating proposed “shared ownership” and/or homes for “over-55’s” with the Felsted Housing Needs Assessment by suggesting that this limited offering would qualify as “affordable homes”. Whilst the National Planning Policy Framework (NPPF) is supportive of “shared ownership” dwellings when provided through a housing association (of which there is no reference in the applicants “Planning Statement”), it does not classify “open market homes” for which there is simply a sales restriction to “over-55’s”, as “affordable” housing. Only age-restricted housing made available via a controlled system of social rent and remaining affordable in perpetuity to “over-55’s” would be classified as “affordable housing”.

As stated in Felsted Parish Councils 22nd April submission, with the limited offering of what could be considered as truly genuine “affordable” housing this makes this an unjustified “Rural Exception Site”. In addition, whilst the NPPF says “A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding”, FPC continues to contend that with insufficient genuine “affordable housing” and a disproportionately high content of larger market homes, this application fails to meet the necessary criteria to qualify as a genuine “Rural Exception Site” (confirmed by the absence of a PPG-compliant viability assessment).

UDC Local Plan Core Policy 20 on which this revised submission relies requires a (National) Planning Policy Guidance (PPG) - compliant developer funded viability assessment to be agreed with the Council. There is no evidence that this has been undertaken and in the absence of any demonstrated viability assessment, Felsted Parish Council do not believe the suggested mix of housing comes even close to meeting the necessary criteria as justification of a “Rural Exception Site”.

Consequently, this speculative and unwanted application unjustifiably claimed as a “Rural Exception Site”, located outside the built area in “open countryside” and not supported by the adopted Local Plan, the Made Felsted Neighbourhood Plan or the Felsted Neighbourhood Plan Review must be refused.

UTT/26/1420/FUL

Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) attached to UTT/23/2526/FUL allowed on appeal ref APP/C1570/W/24/3348002 (Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access).

Comment: This is a virtual resubmission of UTT/26/0850/FUL with a minor layout change to move plot 4 to the north and introducing an access path and gate leading to an area of land to the rear of the site which is not part of the allowed appeal site. The previous application (UTT/26/0850/FUL) was refused by UDC on 4th June 2026.

The previous application (UTT/26/0850/FUL) description was to “Propose the amendment of the approved Site Layout Plan to show access through to the rear half of the field” whereas this application seeks an “Improvement to layout to allow suitable access to develop rear part of site” and introduces a path and gate leading to unrelated land to the rear of the site.

The application also includes the statement: NB: Application currently being considered under:- UTT/26/0138/FUL.

But Felsted Parish Council continues to point out that the area of land behind the approved site that the applicant is now describing as being for “future development” is NOT part of the site that was approved by the appeal inspector. The allowed Appeal was to specifically to accommodate five Gypsy families, each with two caravans and five no. utility buildings. The site layout was clearly defined as approved and as identified on the original plan.

The area to the rear of the approved site that the applicant is now referencing for future development was not shown as part of the allowed appeal site on either the “Block Plan” or “Site Layout Plan as Proposed” submitted with the original application and no potential to extend the site to the rear of the approved site was included as part of the appeal.

The applicant is now including a larger area of land on their “location plan”, but it remains a fact that this land is NOT part of the approved Appeal site.

There is a separate application to extend the site (UTT/26/0138/FUL) which will be considered on its own merit, but this application to vary condition 2 (of the previously approved plans) is unacceptable for the many reasons set out by UDC in their 4th June 2026 refusal as, other than the minor change to plot 4 mentioned above, the general layout proposed is the same.

NOTE: The previous application (UTT/26/0850/FUL), was refused by UDC for the following reasons:

1) The revised layout of the proposed development, as demonstrated in drawing no. 2025-07-501-A, fails to respond to the local context of the site and the street layout fails to respond to the linear pattern of development along Chelmsford Road appearing at odds with the existing street scene. There is a lack of compliance with the Uttlesford Design Code (2024) in that the road layout provides an overbearing, illogical and unnecessary quantum of road surface across the site with poor legibility and no purpose in relation to the caravan pitches. The proposed layout, specifically the additional spur of roadway spanning further westward, would provide an uninviting and unsympathetic area within the site with poor passive surveillance resulting in a dead-end with no terminating vista.

The layout of the proposed development would fail to comply with the Uttlesford Design Code (2024) and with Core Policy 52 the Uttlesford Local Plan (2026) and Policy FEL/ICH1 of the Felsted Neighbourhood Plan (2020).

2) The revised layout and landscaping of the proposed development, as demonstrated in drawing no. 2025-07-501-A would be contrary to the approved 'Landscape Layout as Proposed 2023-09-900-E' plan as also included under Condition 2 of UTT/23/2526/FUL. The proposed variation of Condition 2 to amend the site layout would be in conflict with the approved landscaping details also approved under the same condition and would undermine the delivery of a high-quality landscaping scheme which is necessary as a mitigation measure to reduce the visual impacts of the development. There is a lack of compliance with the Uttlesford Design Code (2024) specifically with Codes N1.6C and N3.6C and the proposed development would fail to deliver an adequate landscaping scheme and green infrastructure strategy in line with the original permission and would be in conflict with Core Policies 39 and 52 of the Uttlesford Local Plan (2026) and the Uttlesford Design Code (2024). Felsted Parish Council seeks refusal of this application.

6. Decisions received since 20th April

[UTT/26/0878/HHF](#)

2 Woodside Stebbing Road

Proposed Ground & First Floor Extension to Front Elevation

Permission Granted - 22nd May 2026

[UTT/26/0808/FUL](#)

Felsted Preparatory School Felsted School Braintree Road

Section 73A Retrospective application for the retention and alterations to upgraded kitchen extraction ventilation system and minor landscape enhancements

Permission Granted - 20th May 2026

[UTT/26/0615/HHF](#)

2 Myrtle Villas Causeway End Road

Proposed two storey side extension, single storey rear extension and dropped kerb to be extended to full width of property

Permission Granted - 20th May 2026

[UTT/26/0850/FUL](#)

Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) of UTT/23/2526/FUL (Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access.) - proposed amendment to the approved Site Layout Plan to show access through to the rear half of the field.

Permission Refused - 4th June 2026 *'The revised layout of the proposed development... fails to respond to the local context of the site and the street layout fails to respond to the linear pattern of development along Chelmsford Road appearing at odds with the existing street scene. There is a lack of compliance with the Uttlesford Design Code (2024) in that the road layout provides an overbearing, illogical and unnecessary quantum of road surface across the site with poor legibility and no purpose in relation to the caravan pitches. The proposed layout, specifically the additional spur of roadway spanning further westward, would provide an uninviting and unsympathetic area within the site with poor passive surveillance resulting in a dead-end with no terminating vista.*

The revised layout and landscaping of the proposed development... would be contrary to the approved 'Landscape Layout as Proposed 2023-09-900-E' plan as also included under Condition 2 of UTT/23/2526/FUL. The proposed variation of Condition 2 to amend the site layout would be in conflict with the approved landscaping details also approved under the same condition and would undermine the delivery of a high-quality landscaping scheme which is necessary as a mitigation measure to reduce the visual impacts of the development. There is a lack of compliance with the Uttlesford Design Code'

7. 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/report-of-high-court-proceedings-illegal-traveller-site/>

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

At present there is no retrospective planning application in the UDC Planning Portal for this development so Felsted Parish Council is unable to lodge an official objection to it.

8. Finchingfield and Wethersfield Neighbourhood Plan Regulation 16 Consultation

No Comment.

9. Chelmsford City Council Local Plan

It was noted that Chelmsford City Council has submitted the Chelmsford Local Plan to the Secretary of State for Housing, Communities and Local Government on 5 June 2026 for Independent Examination by a government-appointed Planning Inspector.

All Local Plan submission documents, supporting documents and evidence base can be viewed on the Council's Local Plan Examination webpage at: www.chelmsford.gov.uk/lp-examination

10. Felsted Neighbourhood Plan

The Neighbourhood Plan is progressing and the group are currently working on a consultation statement. There is more information here: <https://felsted-pc.gov.uk/felsted-neighbourhood-plan/>

11. Draft Local Plan for Braintree DC

No Comment

12. Other Urgent Planning Business and Future Dates

Next Meeting is 21st July 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>