

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 19th May 2026 at 8pm

Attending: Councillors Hywel Jones, Clive Perrins and Dan Sinclair
In attendance Clare Schorah - Assistant Clerk

1. Election of a Chairman

It was proposed by Clive Perrins seconded by Dan Sinclair and unanimously agreed to appoint Cllr Richard Freeman as Chairman of the Planning Committee.

2. Apologies for Absence

There were apologies for absence from Cllrs Richard Freeman, Roy Ramm and John Moore.

3. Declarations of Interest

There were no declarations of interest.

4. Public Forum

There were four members of the public present.

5. Approval of Minutes of Previous Meeting

The minutes of the 20th April meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

6. New Applications to be considered

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

Homewaters Braintree Road

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

No Comment.

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

Cromwell House Willows Green Main Road

Retention of demolition and rebuilding of the porches, rear thatched lean-to and north side lean-to structures.

No Comment.

[UTT/26/1057/FUL](#)

Mariskalls Mill Road

Erection of one dwelling, access and associated landscaping.

Comment: Felsted Parish Council objects to the proposed construction of an independent dwelling outside development limits in open countryside.

This application is for a completely independent dwelling, separate from the host dwelling, resulting in inappropriate development within the countryside. Approval would be contrary to the recently adopted UDC Local Plan. and Policy FEL/HN5 (Residential Development outside Development Limits) of the "Made" Felsted Neighbourhood Plan.

The applicant, in their Planning Statement (5.5) say that "The recently adopted Local Plan is of considerable material importance", going on to say that "The Local Plan position is that non-strategic scale growth will be supported at the Larger Villages".

*They then say “There is a presumption in favour of sustainable development within the existing built area of Larger Villages and development outside the existing built areas of these settlements are **only to be permitted where it is allocated by the Local Plan or has been allocated within a Made Neighbourhood Development Plan**”.*

However, they fail to recognise that the Local Plan allocates 95 dwellings for Felsted which are to be delivered via the Felsted Neighbourhood Plan (reference UDC Local Plan item - 8.23 Following engagement with the Larger Villages, every Larger Village intends to make new Neighbourhood Plan allocations to deliver their identified housing requirement figure).

The Felsted Neighbourhood Plan Review is currently supporting two specific development sites, one - (UTT/25/1929/OP - Land North of Garnetts Lane and Stebbing Road) for 70 dwellings, already approved and a second (UTT/25/3242/FUL - Land at Sunnybrook Farm Braintree Road) for 17 dwellings (currently awaiting approval. With a further 22 windfall dwellings approved since April 1st 2023 these dwellings supported by the Felsted Neighbourhood Plan Review, plus windfall sites, exceeds the allocation of 95 dwellings by a considerable margin (a total of circa 109 dwellings).

It is noted that in their Planning Statement (5.9) they state that “It should be noted that the current Local Plan, unlike the previous Local Plan no longer defines development limits”, but this does not mean that development outside of previous “development limits” become permissible as they are replaced by Policy 1 - New Dwellings in the Open Countryside which states that dwellings “which are not agricultural workers dwellings, will only be permitted when one or more” specific conditions apply.

This application does not meet any of these specific conditions (securing the future of a heritage asset, re-use of a redundant or disused building, replacement or subdivision of an existing dwelling or where the development is for a dwelling of exceptional quality, that it is truly outstanding, reflecting the highest standards in architecture, raising the standard of design, significantly enhancing its immediate setting, sensitive to the defining characteristics of the local area.

Felsted Parish Council concurs with the pre application advice from UDC which states that 'The proposal conflicts with Neighbourhood Plan policies and after discussion with team and visiting the site, it is the opinion of the planning officers that the site is too far from the village and currently has a strong rural character so that it would be too much impact upon the rural setting. The erection of a house in your garden is unlikely to receive support in a planning application regardless of design or details.'

For the many reasons stated, Felsted Parish Council is unable to support this application.

[UTT/26/0138/FUL](#)

Land To The West Of Chelmsford Road

Change of use of land to use as a residential caravan site for 10 Gypsy families, each with two caravans, including laying of hardstanding, erection of 10 no. utility buildings and construction of new access (alternative scheme to planning permission UTT/23/2526/FUL approved on appeal.)

Comment: Felsted Parish Council would first question the unfathomable anomaly whereby this application is shown as having been received by UDC on 19th January 2026, but apparently not validated until 11th May 2026?

This becomes highly relevant following another application for the same site -

UTT/26/0850/FUL (“S73 application to vary condition 2 (approved plans) of UTT/23/2526/FUL”) requesting an increase in the size of the site (yet to be determined), which is shown as being received on 9th April 2026?

It is unclear why these varying applications are dated so differently when the objective of both is a clear intention to obtain a planned increase in the site size and the capacity of the site. This complicates Felsted Parishes objection process, as it is impossible to understand why an application received in January was not validated until May, beyond the date of a secondary application to increase the site size?

Felsted Parish Council objected to the request (UTT/26/0850/FUL), considering it a “trojan horse” or “development by stealth” application as a precursor to a future request to increase the capacity of the site, a prediction which is now clearly proven to have been 100% correct.

This application to increase the site to accommodate 10 Gypsy families should be refused for numerous legitimate planning reasons.

*Firstly, the applicants Design and Access Statement (Under - Preliminary Matters), refers to the NPPF, correctly stating “The National Planning Policy Framework (NPPF) puts the presumption in favour of sustainable development at the heart of both plan-making and decision taking. For decision-taking **this means approving development proposals that accord with the development plan without delay**”, but then says that “The Development Plan comprises of the Uttlesford District Local Plan adopted in 2005. It does not contain any policies for the provision of gypsy and traveller sites and, therefore, is not consistent with the NPPF”.*

But this is factually incorrect as UDC adopted its new Local Plan 2020- 2041 on 25th March 2026 and the plan does allocate sites (Core Policy 60), undermining the false claim that the UDC Local Plan “does not contain any policies for the provision of gypsy and traveller sites and, therefore, is not consistent with the NPPF”.

The UDC new Local Plan Core Policy 60 refers to a later Gypsy and Traveller Accommodation Assessment (GTAA - December 2024), undertaken independently via Opinion Research Services, and allocates sites to meet the identified need for gypsy and traveller pitches to 2028.

This site is not included in the allocations within CP60, which are as follows:

<i>Parish/location</i>	<i>Number of additional pitches</i>
<i>Felsted - Pitts Cottages</i>	<i>14</i>
<i>Henham - Land at North Hall Road</i>	<i>1</i>
<i>Great Dunmow - Willow Farm</i>	<i>1</i>
<i>Great Dunmow - The Ford</i>	<i>2</i>

It is also important to point out that as part of the Local Plan adoption process, the Plan and all associated Policies were found sound at public examination and are therefore entirely consistent with the NPPF Planning Policy for Traveller Sites. There is therefore no unmet need and the GTAA is not out of date having been recently found a robust evidential basis for the Local Plan.

Felsted Parish Council is also aware of other, additional sites within Uttlesford (which includes the Felsted, Chelmsford Road site) that have been approved by UDC during the preparation period of the new Local Plan which are presumably not included in the calculated numbers, and which increase the allocated numbers even further.

These include:

UTT/24/1282/FUL – Birchanger - Approved - Decision Issued Date 8th May 2025

Provision of additional six pitches for two static caravans per pitch and provision of covered communal amenity space.

UTT/25/0866/FUL – Newport - Approved - Decision Issued Date 13th Mar 2026

Section 73A Retrospective application for change of use to accommodate 4 no. traveller pitches (including 1 no. static caravan and 1 no. mobile caravan each).

UTT/23/2526/FUL- Felsted, Chelmsford Road - Approved on Appeal – 11th Dec 2024

Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans.

*In combination, the allocation of sites in the current UDC Local Plan via Core Policy 60, plus the additional approved sites identified above demonstrate that, as the applicants themselves quote, in line with the NPPF (paragraph 11) “**this means approving development proposals that accord with the development plan without delay**”, and given that this site is NOT included in the Local Plan, a Plan that allocates sites entirely consistent with the recommendation of the NPPF, this application must therefore be refused.*

Moreover, the site has poor public transport options and future occupiers will be heavily dependent (if not exclusively dependent) on a private car to access day-to-day services.

The site has no near access to a bus stop with the closest being approximately ½ mile away, either northwards near Felsted village centre or southwards in Hartford End with no pavements or street lighting on the road leading from the site towards either location.

In addition to the lack of bus stop access, the only service passing the site is the number 16, with a limited service of just 4 buses per day.

The nearest secondary school (Helena Romanes) is in Great Dunmow which is 5.8 miles distant and Felsted Primary is in Watch House Green, 1.8 miles away Watch House Green, again, with no pavements or street lighting on the road leading from the site towards Watch House Green.

Felsted Parish Council seeks a refusal of this application for the many reasons identified.

7. Decisions received since 20th April

[UTT/26/0473/HHF](#)

1 The Hawthorns Felsted

Single storey side extension.

Permission Granted - 20th April 2026

[UTT/26/0442/LB](#) / [UTT/26/0441/HHF](#)

Bury Chase Cottage Bury Chase

Proposed alterations to existing rear attached garage and conversion to form part of habitable space with related internal alterations. External alterations to enlarged garden area to form private parking area.

Permission Granted - 21st April 2026

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

9. Braintree District Council consultation on Waste Collection and Storage and Affordable Housing Supplementary Planning Documents

No Comment

10. Draft Local Plans - Uttlesford DC, Braintree DC

[Uttlesford District Council has adopted a new Local Plan.](#)

11. Other Urgent Planning Business and Future Dates

It was agreed to submit the following additional comment to UDC:

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

Land To The West Of Chelmsford Road Felsted Essex

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.

Comment: Felsted Parish Council wish to submit a supplementary comment to our submission dated 22nd April, pointing out the emergence of a second Planning Application for this site - UTT/26/0138/FUL - Change of use of land to use as a residential caravan site for 10 Gypsy families, each with two caravans.

This new and additional application confirms without any ambiguity the concerns expressed in our previous submission that this is a “trojan horse” or “development by stealth” application as a precursor to a future request to extend the currently approved appeal site.

As that concern is now proven, Felsted Parish Council strongly objects to this application.

Finchingfield and Wethersfield Neighbourhood Plan is now at the Regulation 16 Consultation stage and Felsted Parish Council has been invited to comment on it. It will be included in the agenda for the next planning meeting.

Next Meeting is 16th June 2026 online using Zoom.

..... 1st July 2026 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](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>