

FELSTED PARISH COUNCIL

Minutes of the Planning Committee Meeting Tuesday 21st September on-line at 6 pm

Attending: Councillors Andy Bennett (Acting Chairman) and Penny Learmonth. In attendance Clare Schorah - Assistant Clerk

Apologies for Absence

Apologies were received from Cllrs Richard Freeman, Alec Fox, Hywel Jones and Roy Ramm.

It was noted that the meeting could not take place due to it not being quorate. The Chairman therefore closed the meeting.

Due to tight deadlines for comment there was a discussion re proposed responses to new applications.

Proposed responses to New Applications as at 13th September

[UTT/21/2613/HHF](#)

Field View Stevens Lane

Proposed single and two storey rear extension

No Comment

[UTT/21/2364/HHF](#)

Foxtons Mole Hill Green

Two storey side and rear extensions - amendment to that approved under UTT/20/3140/HHF

No Comment

[UTT/21/2665/FUL](#)

Holy Cross Church Braintree Road

Removal of remnants of existing front boundary wall and hedge and erection of red brick wall topped with metal railings

Comment: In acknowledging that this application is made by Felsted Parish Council, the Planning Committee supports this application

[UTT/21/2726/HHF](#)

Peverils Bannister Green

Proposed raising of existing roof to provide first floor living accommodation, two storey rear extension and replacement garage

Comment: The Parish Council recognises the concerns of the neighbours regarding the scale of the extension, the potential intrusion on their privacy, and the impact on their outlook.

[UTT/21/2767/LB](#) / [UTT/21/2766/HHF](#)

Terleys Mole Hill Green

Proposed single storey front extension and associated alterations

No Comment

[UTT/21/2514/HHF](#)

Helpstons Manor Hollow Road

Proposed outbuilding

No Comment

[UTT/21/2817/FUL](#) / [UTT/21/2818/LB](#)

Blackleys Farm Milch Hill Lane

The restoration, alterations and two storey and single storey extensions including partial demolition of later additions of the main farmhouse. The conversion of 2 no. vacant barns within historic farmstead including link extension and placement structures with associated landscaping, engineering and operational development and new vehicular access

Comment: Whilst the Parish Council supports the principle of restoring old dwellings and disused buildings, it does have some concerns about the suitability of the location for two new dwellings within the countryside with respect to accessibility.

[UTT/21/1755/DFO](#)

Land To The South Of Braintree Road

Details following outline approval UTT/18/3529/OP (approved under appeal reference APP/C1570/W/19/3234739) for the erection of up to 30 no. Dwellings with associated roads and infrastructure - details of appearance, landscaping, layout and scale.

Assistant Clerks note: Due to the nature of this application there was a short deadline for comments so this response had been agreed upon and submitted prior to the meeting.

Comment: The recent submission of a "Revised Block Plan" by the applicant caused Felsted Parish Council to reassess the full application and it was noted that the dwellings in the DFO had increased in mass by some 30%, when compared to the "Allowed Appeal" application which we feel is disingenuous to the process of Inspector approval.

There is no way to know if the Inspector would have approved these larger dwellings and so by definition the appeal allowed by the Inspector is not this application. As such it should be refused.

With the increased mass of the dwellings including increases in the number of bedrooms and with many of the garages incorporating second story accommodation, further intensifying mass and capacity, the DFO application is inconsistent with the Allowed Appeal application plan and a revised plan of a scale more consistent with the Allowed Appeal should be sought.

Assistant Clerk subsequently circulated the proposed comments to the entire Planning Committee and a quorum agreed on them. They will be ratified at the Planning Committee meeting on 19th October 2021.

All other agenda items will be carried forward to the October meeting.