

FELSTED PARISH COUNCIL

**Planning Committee Meeting
Tuesday 19th October 2021 on-line at 6 pm**

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Public Forum
4. Approval of Minutes of Previous Meeting
5. New Applications to be considered
6. Decisions received from Uttlesford DC since 17th August
7. Ratify responses to Applications made between 18th August and 21st September
8. Applications with overrun determination deadlines
9. Additional response to APP/C1570/W/20/3263184 Land to the West of Chelmsford Road Felsted Essex
10. Draft Local Plans - [Uttlesford DC](#), Braintree DC
11. Other Urgent Planning Business and Future Dates

5. **New Applications to be considered as at 11th October**

[UTT/21/2980/FUL](#)

Sparlings Farm Braintree Road

Section 73A Retrospective application for the change of use of former agricultural buildings and land for dog training. Proposed dog daycare with enclosed secure outdoor area

[UTT/21/3032/HHF](#)

Beretun Barn Cobblers Green

Proposed detached garage/store with home office and storage area over

[UTT/21/3088/OP](#)

Land Between Hop House And Hillside Hartford End

Outline application with all matters reserved except access for the erection of 4 no. dwellings.

6. **Decisions received since 17th August**

[UTT/21/2123/CLE](#)

Mole Hill Green, Riverside Books Ltd Pyes Farm Molehill Green

The Certificate of Lawfulness is being sought for an Air source Heat Pump installed.

The air pump is located on the southern wall of building 7

Permission Granted – 18th August 2021

[UTT/20/3404/HHF/](#) [UTT/20/3405/LB](#)

Buckcroft Braintree Road

Proposed demolition of existing conservatory and replacement with side extension (variations to earlier approved scheme) Proposed removal of flat roof dormer within roof space and replacement with monopitch lean to surfaced in slate. Minor alterations and proposed installation of screen enclosure incorporating pedestrian and pair of gates.

Permission Granted – 18th August 2021

[UTT/20/3102/DFO](#)

Farm Yard South Of Causeway End Road

Details following outline application UTT/19/0027/OP for 4 no. dwellings - details of appearance, landscaping, layout and scale

Permission Granted – 26th August 2021

[UTT/21/1511/HHF](#) / [UTT/21/1512/LB](#)

Peartree Farm Mole Hill Green

Demolition of modern extensions, removal of modern staircase and construction of new single storey extension

Application Withdrawn – 27th August 2021

[UTT/21/2232/LB](#)

Straits Farm Dunmow Road Stebbing

Proposed replacement external windows and doors

Permission Granted – 1st September 2021

[UTT/21/1995/LB](#)

Garnetts Cottage Braintree Road

Installation of replacement boiler with flue on side wall of property

Permission Refused – 2nd September *'insufficient information has been provided to assess whether the proposal will be detrimental to the fabric and character of the Grade II listed building 'Garnetts Cottage' and whether potential development will cause harm to the significance of the listed building.'*

[UTT/20/2035/LB](#) / [UTT/20/2034/FUL](#)

Graunt Courts

Conversion of barns three and four (plot 2) into a separate dwelling, including small link extension uniting buildings (alternative scheme to that approved under planning permission UTT/18/3238/FUL in order to incorporate minor alterations to previously approved scheme for barns 3 and 4)

Permission Granted – 6th September 2021

[UTT/21/2310/HHF](#)

3 Watch House Villas Braintree Road

Change of glazing to first floor rear bedroom (amendment to that approved under planning permission UTT/21/0128/HHF)

Permission Refused – 14th September 2021 *'it would, by virtue of lack of justification and out of keeping appearance, cause harm to the character and appearance of the host dwelling and surrounding settlement.'*

[UTT/21/2109/HHF](#)

Limeen 25A Station Road

Conversion of existing loft space to provide 2 additional bedrooms and bathroom/shower room. Provision of pitched dormer windows to rear elevation and Velux style roof windows to front elevation

Permission Refused – 20th September 2021 *'it is unacceptable by reason of its size, scale, design and form, failing to appear subservient and subordinate to the host dwelling. The proposed rear dormers will add an unreasonable bulk and massing that will dominate the rear elevation. Further, the proposal is considered to produce adverse effects to the neighbouring properties amenities.'*

[UTT/21/1917/DFO](#)

39 Evelyn Road Willows Green

Details following outline approval UTT/19/2572/OP (approved under appeal reference APP/C1570/W/20/3246367) for the demolition of outbuildings and erection to 3 no. Dwellings, replacement garage and associated works - details of access, appearance, landscaping, layout and scale

Permission Granted – 20th September 2021

[UTT/21/0867/FUL](#)

Mill House Mill Lane Hartford End

Proposed demolition of barn and erection of 1 no. Estate Manager's cottage and cart lodge

Permission Granted – 28th September 2021

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

Field View Stevens Lane Felsted

Proposed single and two storey rear extension.

Permission Granted – 4th October 2021

[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

Permission Granted – 15th October 2021

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

Foxtons Mole Hill Green

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

Permission Granted – 15th October 2021

7. Applications made between 18th August and 21st 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.

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.

8. Applications with overrun determination deadlines

[UTT/21/1897/FUL](#)

Bury Farm Bury Chase

Proposed erection of 1 no. Dwelling with associated garaging and landscaping

[UTT/21/1853/OP](#)

22 Ravens Crescent

Outline application with all matters reserved for the erection of 1 no. bungalow together with new access including replacement vehicular parking for no. 22 and associated external works

C. L. Schorah.

Clare Schorah, ,
Assistant Clerk to the Council
11th October 2021

Residents who wish to attend the on-line Planning Committee meeting are requested to email the Assistant Clerk on asstclerk@felsted-pc.gov.uk before 5pm on Monday 18th October. An online link will then be emailed to you.

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>