

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 22nd April 2025 at 6pm

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

1. Apologies for Absence

There were apologies for absence from Cllrs Andrew Parker and Graham Harvey.

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 18th March meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/25/0723/FUL](#)

The Cottage Cock Green Road Cock Green

Conversion of stables to a 1 no. one-bedroom dwelling.

Comment: For a previous similar application on this site (UTT/22/1019/OP), UDC concluded that this site is in an unsustainable location for development as future occupants would be solely reliant on the car for transport and it would add limited vitality to the locality whilst demonstrating significant adverse impacts to the character and appearance of the rural area.

The applicants agents in their “Planning Statement” (at 3.3) refer briefly to the Felsted Neighbourhood Plan (FNP), stating that “whilst not directly supporting reuse of rural buildings it generally supports the creation of new homes that underpins rural services”, however, they do not reference Policies in the FNP that require developments outside of Village Development Limits (i.e. in “open countryside”) to meet certain criteria which this application does not.

Policy FEL/RE3 (Re-use of Rural Buildings) supports development proposals for the reuse of existing rural buildings that create new employment opportunities or prevent the loss of existing employment opportunities which this application does not.

Policy FEL/HN6 (Supplemental Dwellings) supports development that is essential to maintaining a familial or community link to an older person (or older people). However, this application makes no reference to any familial link and would therefore appear to be a completely new dwelling with no association with the “host” dwelling.

Felsted Parish Council is therefore unable to support the application.

[UTT/25/0790/LB](#)

Cressages 2 Cressages Close Bannister Green

Replacement of 13 rusted single glazed metal and rotten single glazed timber windows with modern vacuum glazed unit with integral comes.

No Comment.

[UTT/25/0860/FUL](#)

Pond Park Farm Cock Green

Agricultural grain storage building.

No Comment.

[24/00695/FUL](#)

Land South East Of Banters Lane Business Park, Banters Lane Great Leighs Chelmsford

Construction of 115 residential dwellings including affordable housing (Use Class C3) plus provision of residents car parking, open space including children's play space, a new shared pedestrian/cycle route, enhancements to existing routes, hard and soft landscaping, highways works, external lighting, new drainage basin, and all associated infrastructure works.

No Comment.

6. Decisions received since 11 February

[UTT/25/0196/FUL](#)

Land Adjacent Greenfields Bartholomew Green

Retention of and works to improve the existing gated access to the open field.

Permission Granted - 18th March 2025

[UTT/24/2178/FUL](#)

Land At The Orchards Gransmore Green Lane

Construction of an agricultural barn.

Permission Granted - 25th March 2025

[UTT/25/0280/HHF](#)

Golden Bells Watch House Green

First floor front extension, new lantern lights to existing conservatory & all windows & doors to existing conservatory to be replaced. Coloured render over existing brickwork to front elevation.

Permission Granted - 4th April 2025

[UTT/25/0222/HHF](#)

Limeen 25A Station Road

Construction of single storey home office in place of existing shed to match previously approved rear extension and oak gazebo with tiled roof to match existing house.

Permission Granted - 4th April 2025

[UTT/25/0448/LB](#) / [UTT/25/0447/HHF](#)

Cromwell House Willows Green

Proposed renovations, removal of modern rear and side extensions, proposed rear extension, removal of existing garage and proposed replacement garage and entrance gates.

Permission Granted - 16th April 2025

7. Draft Local Plans - Uttlesford DC, Braintree DC

No Comment

8. Other Urgent Planning Business and Future Dates

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Next Meeting is 20th May 2025 online using Zoom.

.....4 June 2025 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> Visit <https://felsted-pc.gov.uk/planning/> to find out more about the Planning process.