

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 29th August 2023 at 6pm

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

1. Apologies for Absence

There were apologies for absence from Cllr Andrew Parker.

2. Declarations of Interest

Cllr Roy Ramm declared a prejudicial interest in application UTT/23/0476/FUL - Pump Court Mill Road and stated that he would remove himself from the meeting when the matter was discussed.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of Previous Meeting

The minutes of the 18th July meeting were formally approved. They will be signed when the Planning Committee next physically meet.

5. New Applications to be considered

[UTT/23/1841/LB](#) / [UTT/23/1840/HHF](#)

Peartree Farm Molehill Green Road

Amendment to approved Listed Building Consent UTT/22/2242/LB to provide pitched roof to extension, additional window to flank elevation and glazing to extension to be 14mm double glazed.

Comment: Felsted Parish Council recognises that this application is an improvement on the previous proposed development.

[UTT/23/2009/HHF](#)

Helpstons Manor Hollow Road

Installation of 32 ground-mounted photovoltaic panels on garden land.

Comment: Felsted Parish Council recognises the level of consideration that has been made in this application and believes that the proposed location of the photovoltaic panels is unlikely to have a significant impact on the listed building.

[UTT/23/2024/HHF](#)

Tramore Main Road Willows Green

Proposed creation of new vehicular access, driveway and associated landscaping

No Comment.

[UTT/23/2088/FUL](#)

North Of Blackley Lane

Proposed underground cables and associated works.

Comment: The proposed amount of cable impacting Felsted is only nine metres long which is significantly smaller than the proposed cabling in Braintree and Chelmsford. As such Felsted Parish Council does not object to these proposed works.

[UTT/23/1926/LB](#)

Cobblestones Chelmsford Road

Replacement kitchen window.

Comment: Felsted Parish Council supports this maintenance to a listed building.

[UTT/23/0476/FUL](#)

Pump Court Mill Road

Demolition of stables and construction of 1 no. detached dwelling house with new access - further to UTT/22/2200/FUL.

Comment: Felsted Parish Council objected to UTT/22/2200/FUL on the basis that it would be contrary to UDC Policies S7, and GEN2, the NPPF and Felsted Neighbourhood Plan (Policy FEL/HN5 – Residential Development outside Development Limits).

It recognises that the size of the proposed building has been reduced in this new application, but it still can not support it because the reasons for the original objection are not related to the size of the dwelling house, rather the principle of development in this particular location.

6. Decisions received since 18th July

[UTT/23/1434/HHF](#)

Aseret Bannister Green

Proposed annexe to serve existing detached dwelling.

Permission Granted - 26th July 2023

[UTT/23/1394/FUL](#)

Felsted School Braintree Road

Section 73A Retrospective planning application for the retention of a single storey extension at the school for the storage of maintenance equipment.

Permission Granted - 27th July 2023

[UTT/23/0047/OP](#)

Land Off Stevens Lane

Outline application with all matters reserved except access for 1 no. dwelling.

Permission Granted - 28th July 2023

[UTT/23/1387/HHF](#)

Springmead Stebbing Road

Proposed Annexe as ancillary use to main dwelling.

Permission Refused - 1st August 2023 *'The proposals are not of a scale or design that demonstrate subservience towards the host dwelling... (it) would cause harm to the significance of the adjacent Grade II Listed Building, by way of its failure to preserve the special interest on the neighbouring Listed Building of 'Brook Farm'*

[UTT/23/1404/HHF](#)

Corn Barn Cobblers Green Causeway End Road

Erection of outbuilding

Permission Granted - 8th August 2023

[UTT/23/1651/FUL](#)

Sewards Hall Stebbing Road Felsted

S73 application to remove condition 6 (windows) of UTT/23/0667/HHF (Proposed annexe).
Permission Granted - 18th August 2023

[UTT/23/1346/HHF / UTT/23/1347/LB](#)

Brook Farm Stebbing Road

Proposed alterations to doors and fenestration . New garden wall to front elevation.
Permission Granted - 18th August 2023

7. To note an Appeal

[UTT/22/2544/OP](#)

Land East Of Kunduchi Rayne Road

Outline application with all matters reserved, with the exception of access and landscaping, for 8 detached dwellings.

Comment: Felsted Parish Council wishes to reiterate its robust submission to Uttlesford District Council objecting to this application. It would also like to inform the Planning Inspectorate that it is currently in the process of updating the Felsted Neighbourhood Plan (as detailed in its letter to Nigel Brown, Head of Uttlesford District Council Development Management & Enforcement, dated 26th July 2023)so that it will benefit from the elevated status offered by Paragraph 14 of the NPPF.

This site has previously been refused Planning Permission and dismissed on Appeal. This revised application is very similar to previously refused and dismissed applications and the reasons stated previously by the Uttlesford District Council (UDC) Officer and Appeal Inspector continue to be applicable.

This application (UTT/22/2544/OP) is not significantly different from the previous submission (UTT/21/0079/OP), which following “non determination” was dismissed on Appeal in December 2021 (Ref: APP/C1570/W/21/3272768) due to conflict with UDC Planning Policy S7 and conflict with Policies in the fully “Made” Felsted Neighbourhood Plan (FNP).

Felsted Parish Council can not support this development for the reasons previously stated and urges the Planning Inspectorate to dismiss this Appeal.

8. Enforcement Update

The Assistant Clerk provided an Enforcement Update

9. Update on planning application UTT/23/1466/FUL / UTT/23/1467/LB

It was noted that the determination date for this application is due on the 31st August.

10. Smiths Green Conservation Area Appraisal

No Comment.

11. Draft Local Plans - [Uttlesford DC](#), Braintree DC

Felsted Parish Council is waiting to receive information from UDC about its responses to previous consultations in order to respond to the next phase of the viability assessment for the Local Plan.

12. Other Urgent Planning Business and Future Dates

Next Meeting is 19th September 2023

.....19th September 2023 Chairman

Residents wishing to make comments on Planning Applications or view other comments submitted can go to the Uttlesford District Council Website:

<https://publicaccess.uttlesford.gov.uk/online-applications>

To find out more about Appeals please go to the Planning Inspectorate Website:

<https://acp.planninginspectorate.gov.uk>