

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 19th August 2025 at 6pm

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

1. Apologies for Absence

There were no apologies for absence.

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 15th July meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/25/1900/FUL](#)

Rosemary Cottage Causeway End Road

Construction of 1no. new dwelling and new access onto Causeway End Road.

Comment: Felsted Parish Council objects to this application for numerous planning policy reasons, as stated below.

The application is for a large 5 bedroom detached house as a tandem build in the domestic rear garden behind an existing circa 350-year-old cottage which is part of the established linear build style of Causeway End Road. This backland development, outside the village development limits (VDL's) with its necessary new access road would be an incongruous introduction, completely out of keeping with the vernacular of Causeway End Road.

It is ironic that in the introduction paragraph of their "Planning Design and Access Statement" the applicant states that "there has been changes to the appearance of the area, through backland development and intensification that has impacted on this part of Felsted". They make this statement as if such destructive changes that have already negatively "impacted on this part of Felsted" are in some way, justification to introduce even more unacceptable intensification, further harming the character of the area.

The applicant references development on the adjacent former Newhouse Farm, but that was effectively a "brown field site" having been a previously developed farmyard with established but redundant farm buildings and with an "existing access road. It was not a "green field site".

*It is also highly relevant that **the residents of the host dwelling "Rosemary Cottage" submitted robust objections to the Newhouse Farm application, citing the following reasons:***

1. The proposed development **breaks entirely with the existing linear building grain** along Causeway End Road.
2. The Application is **clearly back land in nature and therefore completely out of character with the existing build form.**
3. The proposed access from Causeway End Road is **completely inadequate, and the Application would be extremely dangerous to all road users.**
4. Crucially, the **Felsted Neighbourhood Plan delivers housing numbers and allocates sites to reflect the obligation Felsted has** to meet future housing need, as defined in the Regulation 19 UDC Local Plan.

These robust and vigorously presented grounds for objection by the applicants now apply equally to their own submission!

It is also disingenuous to claim “underutilisation” of land for the proportionate domestic garden of a family dwelling in an area where detached homes with large gardens predominate and the proposal does not respect the heritage of the circa 350 year old Rosemary Cottage (350 years being the stated age of Rosemary Cottage according to the applicant in their submission to the Newhouse Farm application).

Policy H4 of the adopted 2005 Local Plan (Backland Development) states that such backland development “will only be permitted where there would be no material overlooking or overshadowing of nearby properties, development would not have an overbearing effect on neighbouring properties and access would not cause disturbance to nearby properties”.

Additionally and significantly, Core Policy 41 of the emerging Uttlesford District Council (UDC) Local Plan, currently submitted under Regulation 19 and therefore well advanced, replaces “Village Development Limits” (VDL’s) with a Policy restricting inappropriate development outside existing residential build boundaries and therefore characterising such areas as being in “open countryside”, stating:

Core Policy 41- States

*Development proposals should preserve the character and appearance of valued landscape
Proposals will **not be permitted if they would:***

1. *Cause an unacceptable visual intrusion into the Open Countryside*
2. ***Be inconsistent with local character***

The proposal is clearly “inconsistent with local character”.

The application also conflicts with Felsted Neighbourhood Plan Policy FEL/HN5 - Residential Development Outside Development Limits which does support certain developments outside VDL’s, but only where they meet specific criteria, which are:

- *Rural Exception Housing, subject to the types of dwellings being provided being consistent with the needs identified in an up to date professionally assessed housing needs survey for the parish and subject to homes being allocated in perpetuity to those with a strong connection on a hierarchical cascade basis to Felsted Parish*
- *Limited market housing required to enable the delivery of rural exception Affordable housing*

- *Replacement dwellings where the size of replacement dwellings is dealt with on a site by site basis in line with Local Plan policy (See Adopted Plan 2005 Policy H7 – Replacement Dwellings and Emerging Local Plan (Reg 19) Policy H4)*
- *Supplemental residential dwellings in line with Policy FEL/HN6*
- *Development allowed in exceptional circumstances on the edge of the VDLs by other policies in this plan (SC4 and SC6) where the community has been actively engaged, via the provision of a development brief and where exceptional benefits to the community (including delivery of infrastructure requirements identified in this Plan) can be clearly demonstrated; or*
- *Sites allocated in this plan (HN2, HN3).*

The application does not meet any of these criteria.

The applicant also makes frequent reference to the “allowed” Appeal for a single dwelling on land on the opposite side of the road (Land adjacent to Oaklea).

*However, whilst it is correct that this Appeal was eventually “allowed”, Felsted Parish Council would point out that **UDC had themselves previously objected on several previous occasions to applications to build on that site due to it being outside of the VDL and in “open countryside”,** with the following comments:*

Application Number: UTT/24/1445/FUL

UDC comment: *There is no substantive justification for the proposal specifically relating to the developments needs to take place there or being appropriate in the countryside. The proposals would significantly harm the intrinsic character and beauty of the countryside resulting in landscape and visual effects from a number of publicly accessible viewpoints and failing to perform the environmental role of sustainability, contrary to policy S7 of the Uttlesford District Local Plan 2005 (as Adopted), policies FEL/ICH1, FEL/HN5 of the Felsted Neighbourhood Plan, and the National Planning Policy Framework.*

Application Number: UTT/22/2743/FUL

UDC comment: *The proposal would cause harm to the open character and appearance of this rural site and the surrounding area, as a consequence of failing to protect or enhance the character Page 2 of 4 of the countryside in which the proposal would be set. The proposal is therefore contrary to Policy S7 of the Uttlesford Local Plan (2005), Policy HN5 of the Felsted Neighbourhood Plan (2020) and the National Planning Policy Framework (2023).*

The proposal is not a sustainable development in that it would be unsustainable location, not within a settlement or other site boundary. The creation of a residential property at this site would require future occupiers to travel by car to services and facilities. As such, the proposed development would be contrary Policy S7 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework (2023).

Application Number: UTT/21/0193/FUL

UDC comment: *The site is outside of development limits and would cause material harm to the character and appearance of the countryside, contrary to Policy S7 of the adopted Uttlesford Local Plan 2005, and Policy FEL/HN5 of the "Made" Felsted Neighbourhood Plan 2020.*

It is also important to note that when allowing the Appeal for the site immediately opposite, because of the very narrow road with nearby bends prohibiting any safe “on road” parking coupled with the absence of any suitable “off road” land to facilitate either the safe parking of construction workers vehicles or even the temporary stoppage of large delivery vehicles a construction management plan was required in order to minimise the detrimental effects to the living conditions of neighbouring residents and to ensure highway safety during the construction phase.

In view of the above reasons, for UDC to allow this application for a backland, tandem development at this location in “open countryside” following the previous refusals for the land opposite would be totally inconsistent.

Felsted Parish Council also has concerns over the ability to meet the normal and standard requirements for visibility sight lines without creating a further significant impact on the existing “rural characteristic” of the site.

There is currently a very well-established and mature laurel hedge across the full frontage of the site and additionally an existing boundary hedge adjoining the neighbouring Kew Cottage.

The normal specification for the introduction of any new access onto the public highway insisted on by ECC Highways, includes the following requirement:

“There shall be no obstruction above 0.6m in height within a 2.4m wide parallel band visibility splay required across the entire site frontage as measured from the edge of the carriageway. Such Vehicular viability spays shall be provided before the access is first used by vehicular traffic and retained, free of any obstruction at all times”.

Felsted Parish Council cannot see how this requirement can be achieved from a visibility point 2.4 meters back from the site boundary without the need for the total removal of the existing mature hedges which would seriously impact the rural feel of the location, negatively impacting the rural street scene and causing harm to the character and appearance of the site and the surrounding area, failing to protect or enhance the character of the countryside in which the proposal would be set and failing to respect the prevailing pattern and form of development of the part of Felsted that it directly adjoins.

There is also an existing telegraph / electrical supply pole at the access point which will restrict visibility which is not mentioned in the application.

For the multiple justified reasons and conflicts with both UDC Local Plan Policies and Felsted Neighbourhood plan Policies, Felsted Parish Council object to this application.

UTT/25/1891/LB

Bell House 7 Station Road

Paint and change external colour.

No Comment.

[UTT/25/1988/HHF / UTT/25/1989/LB](#)

Yew Tree Cottage Stevens Lane

Relocation of the kitchen to the northern end of the two-storey extension. Conversion of the existing kitchen to a study. Removal of the dividing wall to the dining room. Replacement like-for-like door and window set to proposed kitchen. Replacement of door and window set to existing rear entrance. Replacing doors and windows to proposed breakfast area.

Provision of a new open sided patent glazed porch to the rear elevation. Enclosing the open plan link area adjacent to the proposed new kitchen location. Replacement staircase. Modern timber stud wall removed from rear entrance.

No Comment.

[UTT/25/1929/OP](#)

Land North Of Garnetts Lane And Stebbing Road

Outline planning application for erection of up to 70 no. dwellings served by vehicular and pedestrian accesses, complete with parking provision, drainage attenuation, public open space, landscaping and related infrastructure and works; All matters reserved except for primary means of vehicular and pedestrian access (to exclude internal roads and footways not covered herein).

It was noted that Felsted Parish Council has been granted an extension to submit its comments to Uttlesford District Council. This application will be considered fully by the Planning Committee at the September planning meeting (due to be held on the 16th September).

6. Decisions received since 15th July

[UTT/25/1488/HHF](#)

Birch View Cock Green Road

Proposed removal of link to garage and construction of first floor rear dormer and alterations.

Permission Granted – 17th July 2025

[UTT/25/1477/FUL](#)

Felsted Preparatory School Felsted School

Proposed erection of 2.4m high sports fence surround to existing hard surface area to be used as multi surface sports play ground.

Permission Granted – 17th July 2025

[UTT/25/1241/FUL](#)

Land South Of Oak Lea School Road

Proposed erection of 1 no. self build dwelling with associated operational development.

Permission Refused – 17th July 2025 *'The proposals by reason of its sitting, size and scale would have a harmful impact upon the rural character and appearance of the area...The proposal would significantly harm the intrinsic character and beauty of the countryside resulting in landscape and visual effects and fail to perform the environmental role of sustainability... The proposal would introduce new residential dwellings in the countryside where development is resisted unless it is sustainable and is located where it will enhance or maintain the vitality of rural communities. Local services within the site's environs are limited and thereby future occupiers would need to access facilities and amenities beyond reasonable walking/cycling distance of the site in other settlements to meet their needs. The*

development in this location would undoubtedly place reliance upon travel by car and would not encourage sustainable transport options to be made.'

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

Pond Park Farm Cock Green

Agricultural grain storage building.

Permission Granted – 18th July 2025

[UTT/25/1428/HHF](#)

Thyme Cottage Bartholomew Green Lane

Demolition of existing garage and construction of a replacement garage.

Permission Granted - 25th July 2025

[UTT/25/1274/FUL](#)

Oxneys Farm Bannister Green

Proposed change of use of former agricultural building from a holiday let chalet to a residential annexe.

Application Withdrawn

[UTT/25/1674/HHF](#)

Cromwell House Willows Green Main Road

Proposed mobile home for temporary accommodation.

Permission Refused – 7th August 2025 *'The proposal would introduce a sizeable new development with no suitable and convincing justification for the proposal of such a scale to take place there or being appropriate in the countryside. The proposal by reason of its inappropriate size, scale and materials would have a harmful impact upon the rural character and appearance of the area. The proposals would significantly harm the intrinsic character and beauty of the countryside...it is considered that the proposal by virtue of its design, scale and materials would not preserve or enhance the significance of the listed building and its setting; and there are no public benefits that outweigh the harm.'*

[UTT/25/1528/HHF](#)

Copperfield Cock Green Road Cock Green

Single-storey porch extension, single-storey Orangery extension, single-storey rear bay extension which is to be used as a balcony and a single-storey side gym/study extension linking into existing garage. Rear roof alterations, minor internal layout changes and new stairs leading up to new loft conversion.

Permission Granted - 4th August 2025

[UTT/25/0536/LB](#) / [UTT/25/0535/HHF](#)

Camsix Farm Hartford End

For C20th window upgrades and new window to rear with internal minor ordering. Privy room to house boiler plant.

Permission Granted - 7th August 2025

[UTT/24/3139/FUL](#)

Tessmoorlands Frenches Green

Construct 1 no. self-build supplemental dwelling with associated parking and landscaping ancillary to the main house

Permission Granted - 13th August 2025

7. Appeal to be considered

[UTT/25/0527/HHF](#)

Appeal ref: APP/C1570/W/25/3366749

35 Station Road

First floor gable ended extension to form new bedroom with en-suite bathroom over existing ground floor dining room, office and living room. New bedroom to be have void space over living area to form double height living space with new full height gable end glazing. New dormer window to front elevation, to form new en-suite bathroom at first floor level. New front entrance porch lined up with existing dormer window at first floor level. New external private terraces to be formed in pitched roof over living room and kitchen to rear side of building, bi-fold doors to form access from bedrooms to private terrace areas. New full height glazing to gable end, new full height glazing to side elevation to double height living area.

No Comment

8. Enforcement update

The Assistant Clerk provided an Enforcement update.

9. Draft Local Plans - Uttlesford DC, Braintree DC

Uttlesford District Council

The Committee discussed the Post Hearing Note issued by the Inspectors examining the UDC Regulation 19 Local Plan as the Inspectors had expressed concern over the formulae used by UDC to calculate the 5 Year Housing Land Supply.

However, it was noted that the Inspectors had concluded that to delay adoption of the Plan for the significant amount of time that would be needed to revise the numbers would be counterproductive and therefore the Plan review would continue.

The Committee will continue to monitor the progress of the Local Plan examination.

10. Other Urgent Planning Business and Future Dates

It was noted that the Felsted Parish Council has been advised that TotalEnergies has written to the UK Planning Inspectorate formally withdrawing their proposed submission of a Development Consent Order (DCO) which is the official preparative application in the consenting regime for an NSIP. It was for a large solar farm development covering circa 650 acres that was being proposed to be located on land between Watch House Green and Rayne. This will be discussed further at the next full Parish Council meeting.

Next Meeting is 16th September 2025 online using Zoom.

..... 1st October 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](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>