

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 19<sup>th</sup> December 2023 at 6pm**

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

**1. Apologies for Absence**

There were apologies for absence

**2. Declarations of Interest**

There were no declarations of interest.

**3. Public Forum**

There were six members of the public present.

**4. Approval of Minutes of Previous Meeting**

The minutes of the 21st November meeting were formally approved. They will be signed when the Planning Committee next physically meet.

**5. New Applications to be considered**

**Uttlesford District Council Applications:**

[UTT/23/2802/FUL](#)

**The Swan Hotel Station Road**

Section 73A Retrospective application for works to the garden including decking and a pergola.

*Comment: Felsted Parish Council understands that this garden area is designated as the pub landlord or tenant's personal garden and is not designated as part of the licenced public house. Therefore, as the application does not appear to include a "change of use", Felsted Parish Council is unable to support the allocation as applied for.*

*Should the delegated Officer be minded to allow the application we request that there are appropriate conditions applied in terms of hours of use, noise and lighting which might otherwise unacceptably impact the Conservation Area and nearby properties.*

[UTT/23/2930/HHF](#)

**Silverleys Cottage Bannister Green**

Proposed garden room and shed.

*No comment.*

[UTT/23/2948/FUL](#)

**Wytewais Gransmore Green**

Proposed erection of 1 no. dwelling with associated domestic outbuilding, parking, landscaping and creation of a new access. Revision to that approved under UTT/21/1909/FUL and UTT/18/1200/FUL.

*No comment.*

[UTT/23/3029/LB](#)

**Redwoods Braintree Road**

Proposed electrical vehicle charger.

*No comment.*

[UTT/23/3007/OP](#)

**Land East Of Watch House Green Watch House Green**

Outline application with all matters reserved except access for the construction of 5 no. detached dwellings and garages using existing access off the Braintree Road.

*Comment: Felsted Parish Council objects to the application because it is in conflict with Uttlesford District Council Planning Policy S7 (significant adverse impacts to the countryside and the character and appearance of the rural area) which closely reflects the requirements of Paragraph 174 of the NPPF (2021). and the Made Felsted Neighbourhood Plan Policy FEL/HN5 (Residential Development outside Development Limits).*

*The applicants own Site Plan includes a schematic drawing giving a clear illustration of how Watch House Green is already subject to a disproportionate degree of development (with more than 100 dwellings already approved on several sites) and this application, outside the recognised development limits (VDLs) is yet another addition which crucially, have the cumulative effect of over doubling the original number of dwellings in Watch House Green in just a few years. Felsted Parish Council cannot support this additional development in Watch House Green.*

[UTT/23/3076/FUL](#)

**Hazeldene Bartholomew Green Lane**

Proposed demolition of existing bungalow, garage and outbuildings and the erection of a new chalet style dwelling house with detached garage.

*No comment.*

[UTT/23/3086/HHF](#)

**Post Office House Hartford End**

Proposed garage, garden store, and improved vehicular access

*No comment.*

[UTT/23/1466/FUL /UTT/23/1467/LB](#)

**George Boote House And 1 Chelmsford Road**

Conversion of George Boote House and adjoining dwelling, 1 Chelmsford Road, Felsted, CM6 3DH, to form Retail Unit, Restaurant, Offices and 3 no. flats, with associated alterations.

*No comment.*

**PINS:**

[S62A/2023/0028](#)

**Land off Chelmsford Road, Hartford End**

Outline application for construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access.

*Comment: Felsted Parish Council (FPC) objects to this application as it is in conflict with the Uttlesford District Council (UDC) Local Plan 2005, the fully "Made" Felsted Neighbourhood Plan (FNP) and it is not in a sustainable location.*

*The application appears to rely on a challenge to UDC's own assessment of their 5 Year Housing Land Supply (YHLS), claiming that an independent assessment concludes that it is below 5 years and that consequently, paragraph 11 of the NPPF should not be engaged and the fully "Made" Felsted Neighbourhood Plan be dismissed as irrelevant. Felsted Parish Council question the applicants claim that the proposed development is "sustainable" or that UDC's stated 5 YHLS is inaccurate.*

*Should evidence indicate that UDC are unable to demonstrate a 5 YHLS, the newly published (December 2023) iteration of the National Planning Policy Framework under paragraph 14 a, now identifies an elevation of Neighbourhood Plans that became part of the development plan five years or less before the date on which the decision is made. Therefore, as the FNP which was fully Made on 25 th February 2020 and included support for 63 dwellings towards UDC's 5 YHLS, the FNP must be recognised and the application should be refused as it is in conflict with Policies in the FNP (as detailed below).*

*In addition, Felsted Parish Council does not believe that a Section 62a planning application is an appropriate mechanism for raising such a challenge and if the applicant believes there are grounds to contest UDC's published data, this should be raised directly with UDC Planning. Neither a PINS Inspector nor delegated Planning Officer dealing with an individual planning application are in a position to make such a judgement which could have resounding repercussions on many current and previously declared decisions (since UDC's 9<sup>th</sup> October 2023 issued statement).*

*UDC's latest publicly available published data (Housing Trajectory and 5 Year Housing Land Supply (HLS) for the period the period 2023/24 to 2027/28 (Status at 1 April 2023), published 9th October 2023, states that the HLS is 5.14 years and the measured housing delivery rate over the previous three years was 99%.*

*Whilst the FNP is over two years old and it therefore loses the elevated status provided by paragraph 14a of the NPPF, it does not suddenly cease to exist, especially when there is formal acknowledgement that it is currently undergoing an "update" review and it remains the most up to date component of the Statutory Local Development Plan which was supported by over 92% of voting local residents. NPPF paragraph 14 should therefore be engaged and in addition to conflicting with UDC and NPPF Policies, this application should be refused due to conflict with the following Policies of the fully "Made" Felsted Neighbourhood Plan (FNP).*

- *HN5 (building outside of VDLs)*
- *ICH4 (avoiding coalescence of the old brewery development with the rest of Hartford End)*
- *CW1 (damage to the landscape of the countryside and its area)*
- *ICH1 (High Quality Design)*

*The applicant is noticeably selective in their references to the FNP. They happily choose to quote the FNP where they perceive an advantage and then endeavour to discredit and undermine the Plan where it presents a genuine challenge to their singular objective.*

*Firstly, in their Design and Access Statement they dedicate a full page (page 13) to the Felsted Neighbourhood Plan quoting numerous positive policies or objectives of the FNP which they see as being to their advantage. Then in their Planning Statement, they make every effort to dismiss and undermine the FNP as irrelevant. Central to this dismissal of the FNP is their challenge to UDC's 5 Year Housing Land Supply (5 YHLS) claiming that UDC cannot demonstrate a 5 YHLS and that therefore the "presumption in favour of sustainable development" (in paragraph 11 d) of the NPPF should be triggered.*

*We would add that regardless of UDC's 5 YHLS, the applicant appears conveniently to disregard numerous sound (non FNP) reasons why this proposed development is inappropriate and should be refused against perfectly robust and defensible UDC and NPPF Policies. Even if UDC were unable to demonstrate in excess of a 5 YHLS (which published data says it can) the proposal fails to respect the relevance of the historical setting of the iconic former brewery and the countryside location of both the Victorian Brewery and nearby Hillside and The Brewers House. Heritage and local character are not simply about individual listed buildings, but are about the historical setting that shaped the community and any change to the historic fabric and the wider setting of the former brewery sitting, as it does, next to the river in the Chelmer Valley and the associated dwellings including Hillside House and The Brewers House will be irreversible.*

*We would also question the claim that this is a "sustainable" location for such a large development. Hartford End has not a single public facility to support such a large a community and increased settlement size. There are no shops or public facilities such as a hall of any type or leisure facility such as a pub or restaurant etc. within safe walking distance. The applicant makes a significant claim that there is a passing bus service (route number 16) and even claims this is a "two hour" service when in fact, there are only four buses a day in each direction (with the last bus leaving Chelmsford at 17.57). This can hardly be considered an adequate service to support the sustainability and everyday movements of perhaps in excess of 250 people.*

*Even if the allegation of UDC's 5 YHLS being incorrect were to be justified, the NPPF does not sanction a lack of a 5 YHLS as being justification for poor or inappropriate planning decisions.*

*In their Planning Statement (3.8 Landscape and Visual Impact) they correctly quote FNP Policy FEL/CW1 which "requires proposals to protect and enhance the landscape of the character area in which they are situated, and must not significantly harm the important long distance, short range and glimpsed views, identified in the Felsted Heritage and Character Assessment Report 2017".*

*But then in response, they state "a Landscape and Visual Assessment (Dated 24.09.2023, produced by Steve Plumb Associates) has been submitted. Overall, it is considered that the site has a high landscape quality and is in a relatively good condition". This is nothing more than an unsubstantiated, subjective comment and Felsted Parish Council completely dismisses such a biased and ambiguous comment, which if it is intended to suggest that the proposal would have little visual impact, is completely at odds with previous Planning Officers and Appeal Inspectors conclusions.*

*The visual impact when approaching the Hartford End Brewery on the elevated B1417 from the Chelmsford direction where the historical old Brewery building, central to this area of*

*the Chelmer Valley, sits in a natural setting adjacent to the river encircled by open fields would be replaced by a backdrop of up to 50 house roofs. Coupled with this will be the loss of the verdant green hedge lined space along the road frontage at this rural location which separates Hillside from Hop House (the first house of Ridley Green) and former brewery to the south resulting in an undesirable coalescence and consolidation of urbanised built form between what are currently two distinctly identifiable building groupings.*

*The added introduction of proposed pavements linking Ridley Green to new bus stops, particularly to service the southern stop which will require a significant revision to the verge and bank opposite Hillside would further add to the undesirable, unattractive suburbanisation of the area. It is also the case that drivers will have limited visibility of buses stopped at this new southern direction bus stop, due to the curvature and brow of the road.*

*The housing benefits of the proposed development, when weighed against the adverse impacts assessed against UDC policies, FNP Policies and the NPPF Framework taken as a whole, are considered insufficient to outweigh the significant and demonstrable harm which would be caused to the countryside at this rural location.*

*UDC Policy S7 says that in the countryside, planning permission will only be given for development that needs to take place there or is appropriate to a rural area. The proposed development is clearly contrary to this element of the policy. In addition, the second element of the policy sets out that development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set.*

*The proposal would result in new development intruding into the countryside and it would also significantly alter the historic form of the settlement. Hartford End is a rural settlement made up of distinct parts and characterised by segregation between the historic houses related to the old Brewery (Hillside and The Brewers House) and the loose knit linear development along the road leading away from the original Brewery.*

*It is noted that in their Planning Statement, the applicant claims (in 3.3 Affordable Housing, Accessible Homes and Housing Mix) that the proposed housing mix is consistent to FNP Policy FEL/HN7 but as it was informed by Uttlesford Housing Strategy 2021 – 2026 (Published in October 2021), it cannot be claimed to be directly consistent with FNP Policy FEL/HN7 which states that “proposals must be accompanied by an up-to-date housing needs assessment where one has not been conducted by a reputable source within the last 3 years to demonstrate how the development will meet local housing need”.*

*Whilst the Uttlesford Housing Strategy 2021 – 2026 can reasonably be considered an appropriate District wide measure of housing need it cannot be considered comparable to a specific Felsted Parish “Housing Needs Survey”. As the Felsted Neighbourhood Plan is currently being reviewed and update (see UDC statement <https://www.uttlesford.gov.uk/article/8927/Felsted-Neighbourhood-Plan-review>) commencing in October 2023 and Felsted Parish Council have already commissioned (in October 2023) the Rural Community Council of Essex (RCCE) to undertake a new Housing Needs Survey, which is due to be undertaken in early 2024 there is no current evidence to confirm that the proposed housing mix is consistent with an as yet, unidentified but pre-planned genuine local housing need assessment.*

*The fact that the Felsted community unilaterally undertook a Neighbourhood Plan (fully “Made” on 25th February 2020) which supported and contributed 63 dwellings to UDC’s 5 YHLS and is currently reviewing that Plan which will include a pre-planned up to date Housing Needs Survey, this demonstrates that Felsted is able to determine the most appropriate and sustainable housing requirements for the Parish and our community. It is therefore not acceptable for a developer, motivated by financial gain to dictate future housing provision in what the Parish Council considers to be an “unsustainable” location.*

*Adding these 50 dwellings to the 214 that UDC confirm have already received approval in Felsted since April 2021 to the existing 1305 dwellings means an increase of over 20% dwellings in our Parish in fewer than three years, placing an unacceptable burden on local infrastructure (schools / health facilities, roads etc.) which is unsustainable.*

*Within the 214 dwellings already approved there are 35 affordable homes yet to be built. In addition, on completion of the planned Local Housing Needs Survey the Felsted Neighbourhood Plan Steering Group intends to facilitate suitable housing in a sustainable location which will meet a genuine identified local need.*

*Felsted Parish Council did not oppose the original application for conversion of the old Brewery as it was at that time, considered to be a “brown field site” and to protect the iconic Brewery building’s long term survival it needed to be found a new sustainable purpose. This application however, is for development on a green field site outside village development limits and there is no justification for such a significant extension of the existing settlement. This land is also classified as “Good” within the Best and Most Versatile (BMV) Land classification, development of which would be contrary to UDC Policy EMV5 (Protection of Agricultural Land).*

*Felsted Parish Council has canvassed the local community and has found that the vast majority of residents have had no choice but to sign a 'no objection clause' so they are unable to object to this. The Parish Council represents these people by objecting to this development.*

*For the many reasons stated Felsted Parish Council calls upon the Inspector to refuse this application.*

## **6. To note the response to UTT/23/2526/FUL**

[UTT/23/2526/FUL](#)

### **Land To The West Of Chelmsford Road**

Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access.

*Comment: This application is similar to a previous application on this site UTT/19/3091/FUL refused by Uttlesford District Council (UDC) and subsequently dismissed on Appeal Ref: APP/C1570/W/20/3263184.*

*The Design and Access Statement of this renewed application appears to be primarily based around revisions to the access and arguments about a claimed general lack of provision of gypsy sites throughout Uttlesford and Essex but these were not the main issues or reasons*

*for the previous refusal and dismissal at Appeal which were that this is an unacceptable location for such a development. These defensible reasons for refusal, have not changed or been addressed by the applicant and the harm to the local environment that would result continues to be the justifiable reason for refusal.*

*The Appeal Inspector stated (44.) **“I have found that the proposal would be harmful to the character and appearance of the countryside in conflict with the development plan. I attribute significant weight to this harm”**.*

*The Inspector cited numerous robust reasons for refusal including conflict with section 12 of the National Planning Policy Framework, conflict with Local Plan saved Policies S7 and GEN2 and also Felsted Neighbourhood Plan (FNP) Policies, CW1 and IH1 which seek to achieve a high-quality design. The Inspector also expressed concern over highways safety. The majority of the conflicting Policies relate to the unacceptable harmful impact development of this site would have on the character and appearance of the countryside in conflict with the local development plan. Nothing in the current application reduces this unacceptable harm.*

*In ten pages of their Design and Access statement the applicant fails to make a single reference to the FNP, despite the Appeal Inspector citing the FNP on a number of occasions and the FNP being the most “up to date” component of the statutory Local Development Plan for the area.*

*This absence of any reference or even an acknowledgement of the FNP gives an insight into the applicant’s total disregard for the local community’s determination through the development of the Neighbourhood Plan to protect the heritage and character of the historic rural parish of Felsted.*

*It is noted that the applicant is content to reference Planning Policies for Traveller Sites (PPTS) but clearly avoids any recognition or reference to policies within the Statutory Local Development Plan!*

*The FNP was a five year project involving extensive resident consultation resulting in a Plan supported by over 91% of voting residents. The Plan delivers 63 dwellings towards UDC’s 5 year housing land supply whilst protecting the integrity of the parish.*

*The applicant falsely states that UDC is unable to demonstrate a 5 year housing land supply. The UDC Land Supply Statement and Housing Trajectory status confirms that UDC has been able to demonstrate a 5.14 year housing land supply since 1<sup>st</sup> April 2023 with this statement predating the application by several months.*

*Whilst the applicant incorrectly claims that UDC are unable to demonstrate a 5 YHLS, even if this was the case, the newly published (December 2023) iteration of the National Planning Policy Framework under paragraph 14 a, now identifies an elevation of Neighbourhood Plans that became part of the development plan five years or less before the date on which a decision is made. Therefore, as the FNP which was fully Made on 25<sup>th</sup> February 2020 and included support for 63 dwellings towards UDC’s 5 YHLS, the FNP must be recognised and the application should be refused as it is in conflict with Policies in the FNP (as detailed below).*

*Many of the Policies within the FNP protect specific areas and characteristics of our parish. The parish comprises a village centre surrounded by 15 individual settlements or hamlets mostly named as Greens or Ends. The open countryside spaces between the hamlets are highly valued by parishioners and they form the historic layout and character of the parish. Policies in the FNP are a consequence of public consultation, protecting these important green spaces that are so important to our community. The application site location is particularly sensitive being one of these green open spaces located between the settlements of Priors Green and Causeway End. It is also one of the main routes into Felsted village.*

*The FNP in Policy ICH1, seeks to achieve high quality design, stating that all development proposals should contribute positively to the character and heritage of the Parish and bring about enhancements to that character. It goes on to say that in countryside locations, development should provide a sensitive treatment of the rural edge, particularly around Felsted village, with regard to the impact on heritage assets and their setting including the surrounding landscape.*

*Far from being “sensitive treatment of the rural edge” of Felsted village or “contributing positively to the character and heritage of the Parish” the proposed development would, in total contrast, present a harsh incongruous and visually damaging feature.*

*When entering Causeway End via Chelmsford Road the soft rural edge of the village is at particular risk from inappropriate development and it is highly relevant that the Appeal Inspector commented on the verdant rural appearance of the area surrounding the site. The introduction of any form of commercial development in this location would be completely at odds with FNP policy FEL/ICH4 – Avoiding Coalescence, which states at 5.5.12. “The character and integrity of the Parish is threatened by coalescence, both from developments on its boundaries and between settlements within the Parish. The AECOM Report highlights the risk of coalescence, particularly through the extension of some of the larger settlements within the Parish and the threat that this causes to the historical settlement pattern”.*

*Millbanks the adjacent Grade II listed property includes an inscription on the bressummer stating “George Boote made this house in 1598”. Being the first house one comes to when entering Causeway End, it clearly demonstrates that for 425 years decision makers have preserved the rural open countryside entrance to the village. To irreversibly desecrate this historic rural approach to Felsted, respected and untouched for over four centuries with an inappropriate and visually damaging incongruous development with its associated buildings, lighting, noise and vehicle activities etc. would be unthinkable.*

*The suggested removal of hedges to improve the limited visibility and site lines would simply intensify the suburbanising impact of a new entrance road and kerbing causing even greater damage.*

*As with the previously refused application and subsequently dismissed Appeal, the applicant is again referencing a speed survey undertaken for an earlier (completely unrelated and also refused) planning application for development on this site (UTT/18/2960/FUL) which claimed an 85th percentile traffic speed of 49 miles per hour in each direction. But as previously identified by Felsted Parish Council **the value of that traffic survey is highly questionable** because, as the Consulting Engineers 45 page Transport Statement confirms, it was based on a traffic survey carried out on April 17th/18th/19th 2019.*



*With the 19th April being Good Friday, all local schools were closed throughout the entire survey period including the large Felsted Independent School located in the centre of Felsted with over 1300 pupils and circa 300 employees and the nearby Felsted Primary School with over 260 pupils and circa 30 members of staff. With the daily movements of perhaps up to 2000 people excluded, how can this in any way be considered accurate or appropriate data on which to base important conclusions?*

*The B1417 Chelmsford Road is an extremely busy road which is subject to the 60 MPH national speed limit. There are no pavements between the site and any local facility or bus stop etc. In their response to the previous refused and dismissed application, ECC Highways recommended refusal due to inadequate visibility splays, the lack of footpaths and the unsuitability of the road for cycle use.*

*Suggestions that all forms of movement would only ever be by vehicle are naïve in the extreme and any pedestrian or cyclist using the B1417 could be at high risk.*

*The applicant has submitted a revised “Transport Assessment” but the indicated north westerly visibility splay appears to be reliant on crossing the highways verge on the opposite of the road, but the Essex Design Guide (6.44.) says “No obstruction over 600mm high should be placed within any vehicle or pedestrian sight-splays”. Therefore, as the verge in question is only cut on an occasional basis it is highly likely that this Essex Design Guide requirement would not be achievable for much of the year.*

*In addition, even if an improved a sight line could now be demonstrated, the unsuitability of the road due to high vehicle volumes and speeds and the absence of any pavements mean that the location remains wholly unsuitable.*

*Finally, the applicant references a recent case in the Court of Appeal (Lisa Smith Vs Secretary of State for Levelling up, Housing and Communities (2022) EWCA Civ 1391) implying a comparison with this case entailing a potential case of unlawful discrimination. However, we would point out that Felsted Parish Council strongly objected to the original planning application on this site for 23 dwellings (which was the origin of the “speed survey” that the applicant refers to, ref: UTT/18/2960/FUL), which was subsequently refused for precisely the same reasons (i.e. the unacceptable harm to the character and appearance of the countryside) as was the previous application for a gypsy site, so objections to development on this site are **absolutely nothing to do with “discrimination”** and are entirely due to the inappropriate site location for any form of development.*

*The Officer in refusing the application for 23 dwellings, stated “The proposed development of this greenfield site beyond development limits forming part of the local agricultural landscape at the southern edge of Causeway End would create an undesirable urbanised extension of this linear hamlet into open countryside beyond which would appear completely incongruous within its rural setting causing significant environmental harm to the rural amenities of the area”*

*Therefore, arguments about the justification or otherwise of additional gypsy site provision within Uttlesford or Essex should no longer apply to this site as it has previously been determined by more than one Officer and an independent Appeal Inspector that this is an inappropriate location for any development and therefore should a “need” should be*

*deemed necessary it should be in an entirely different and more appropriate location.*

*This application appears to be opportunistic with no identified potential occupants of the site let alone any future occupant with a Felsted connection and it is therefore considered to be speculative.*

*As we have pointed out before, there is an existing site only a mile or so away which was built on the former “Felsted Station” site in the adjacent parish of Little Dunmow, which is known as “The Felsted Site”.*

*Finally, nearby Chelmsford City Council under their Strategic Housing and Employment Land Availability Assessment (SHELAA) are currently undertaking a “Call for gypsy and traveller sites”, which ends on 30<sup>th</sup> November as part of the wider Essex determination of any need for site provision.*

*The Chelmsford “Call for gypsy and traveller sites” can be found at:*

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/call-for-sites-shelaa-and-parish-maps/>

*For the many reasons stated, Felsted Parish Council consider the application to be wholly unacceptable and call for it to be refused.*

## **7. Decisions received since 21<sup>st</sup> November**

[UTT/23/0570/HHF](#)

### **Bury Farm Bury Chase**

Proposed erection of single storey outbuilding as incidental leisure accommodation and home office to main dwelling together with associated operational development and landscaping (revised scheme following approval under UTT/20/3068/HHF).

**Permission Granted - 20<sup>th</sup> November 2023**

[UTT/23/2556/DFO](#)

### **Land Off Stevens Lane**

Details following outline application UTT/23/0047/OP for 1 no. dwelling - details of appearance, layout and scale

**Permission Granted - 4<sup>th</sup> December 2023**

[UTT/23/2679/HHF](#)

### **Foxtons Mole Hill Green**

Detached garage and garden room

**Permission Granted - 8<sup>th</sup> December 2023**

[UTT/23/2351/FUL](#)

### **Brick House Farm Cock Green Road**

Single storey, 4 bay, oak frame cart lodge style building to house scour (wool wash) for adjoining Class E business use.

**Permission Granted - 15<sup>th</sup> December 2023**

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

**Helpstons Manor Hollow Road**

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

**Permission Granted - 14<sup>th</sup> December 2023**

[UTT/23/1412/FUL](#)

**Land At Sunnybook Farm**

S73 application to vary condition 2 (approved plans) of UTT/23/0364/NMA following approval of UTT/20/1882/FUL (Construction of 24 no. dwellings and school related community car park served via a new access from Braintree Road, complete with related infrastructure and landscaping)

**Permission Granted - 15<sup>th</sup> December 2023**

**8. Appeals to consider**

[UTT/23/1345/OP](#)

**Land Adjacent Greenfields Bartholomew Green**

Outline application with all matters reserved except access for the erection of 1 no. detached dwelling.

*No Comment.*

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

**Springmead Stebbing Road**

Proposed Annexe as ancillary use to main dwelling.

*No Comment.*

**9. Enforcement Update**

The Assistant Clerk provided an Enforcement Update.

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

No Comment

**11. Other Urgent Planning Business and Future Dates**

Next Meeting is 16<sup>th</sup> January 2024

.....16 January 2024 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>