

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Monday 15th December 2025 at 6pm

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

1. Apologies for Absence

There were apologies for absence from Cllr Hywel Jones.

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

5. New Applications to be considered

[UTT/25/3067/FUL](#)

Broughton House Bartholomew Green

Demolition of existing dwelling and construction of replacement self build dwelling with parking, amenity areas and landscaping.

Comment: Whilst not objecting to the principle of the replacement of the existing building, the scale and design proposed is significantly larger than the original building and Felsted Parish Council questions the appropriateness of such a large dwelling, outside existing development limits.

The proposed development would conflict with Policies in the UDC Extant Local Plan (2005) Policy S7 and the UDC Emerging Local Plan Policy 2 - Replacement Dwellings in the Open Countryside (which requires a replacement building to be similar size and scale to the original dwelling).

The existing modest structure was originally a farm building, which following a period of use for light industrial purposes was then converted and used for ancillary accommodation for Elm Farm.

The previous structure has always been subservient to the host dwelling of Elm Farm and complementary to the other converted former farm buildings, Maple Cottage and Mulberry Cottage.

However, the scale of the proposed development, whilst remaining less in mass than the host building, creates a dwelling which will dominate the other adjacent converted former farm buildings within the curtilage of Elm Farm, Maple Cottage and Mulberry Cottage.

Relevant Policies:

Extant Local Plan 2005

Policy H7– Replacement Dwellings

A replacement dwelling will be permitted if it is in scale and character with neighbouring

properties. In addition, outside development limits, a replacement dwelling will not be permitted unless, through its location, appearance and associated scheme of landscape enhancement it would protect or enhance the character of the countryside in which it is set.

Emerging Local Plan

Development Policy 2 Replacement Dwellings in the Open Countryside

- iv. the replacement dwelling is of a similar size and scale to the original dwelling, and*
- v. it is located on the footprint of the original dwelling unless an alternative position within the existing residential curtilage would provide notable benefits and have no adverse impact on the wider setting.*

[UTT/25/3168/FUL](#)

Razza Braintree Road

S73 application to vary conditions C6.1 (restriction on use) and C13.7 (hours of opening) of UTT/0362/00/FUL (Change of use from health club (D1) to restaurant (A3))

Comment: Felsted Parish Council fully supports this application to bring this listed building which is an important feature of Felsted's village centre back into use.

[UTT/25/3150/LB](#)

Three Horse Shoes Bannister Green

Replacement of 2 no. doors and 13 no. windows.

Comment: Felsted Parish Council supports this application which will help maintain and preserve a listed building.

[UTT/25/2858/FUL](#)

The Orchards Gransmore Green

Demolition of existing dwelling and construction of 1 no. self-build replacement dwelling.

Comment: The scale and design proposed is significantly larger than the original building and Felsted Parish Council questions the appropriateness of such a large replacement dwelling in this location, outside existing development limits.

The proposed development would conflict with Policies in the UDC Extant Local Plan (2005) Policy S7 and the UDC Emerging Local Plan Policy 2 - Replacement Dwellings in the Open Countryside (which requires a replacement building to be similar in size and scale to the original dwelling).

The existing modest structure was originally a farm building which qualified for a Certificate of Lawfulness on 19th June 2024 permitting continued use of the existing building as a single dwellinghouse.

It is noted that the delegated Officer dealing with the Certificate of Lawfulness case stated in his supporting report that “It should be noted that the planning merits from the operational development or the material change of use cannot be considered”, which was appropriate at the time as the Planning Authority were only assessing whether the proposal to recognise the claimed long term residential use of the building was lawful under current planning regulations, not whether it was desirable from a planning perspective.

However, the proposed replacement of the existing dwelling does now require an assessment of its appropriateness.

Whilst not objecting to the principle of the replacement of the existing building, the scale and design proposed is significantly larger than the original building and Felsted Parish Council questions the appropriateness of such a large dwelling, outside existing development limits in proximity to two Listed Buildings, Great Greenfields and particularly, nearby Poplars.

The proposed development would conflict with Policies in the UDC Extant Local Plan (2005) Policy S7 and the UDC Emerging Local Plan Policy 2 - Replacement Dwellings in the Open Countryside (which requires a replacement building to be similar size and scale to the original dwelling).

Relevant Planning Policies.

Extant Local Plan 2005

Policy H7– Replacement Dwellings

A replacement dwelling will be permitted if it is in scale and character with neighbouring properties. In addition, outside development limits, a replacement dwelling will not be permitted unless, through its location, appearance and associated scheme of landscape enhancement it would protect or enhance the particular character of the countryside in which it is set.

Emerging Local Plan

Development Policy 2 Replacement Dwellings in the Open Countryside

*iv. the replacement dwelling is of a similar size and scale to the original dwelling, and
v. it is located on the footprint of the original dwelling unless an alternative position within the existing residential curtilage would provide notable benefits and have no adverse impact on the wider setting.*

[UTT/25/3173/DFO](#)

Crossways Stevens Lane

Details following outline application UTT/24/0604/OP for demolition of 1 no. existing dwelling and erection of 3 no. dwellings - details of access, appearance, landscaping, layout and scale.

No Comment.

[UTT/25/3272/DFO](#)

Oak House Watchouse Green

Details following outline application UTT/24/2790/OP for the construction of 2 no. detached dwellings - details of layout, scale, landscaping and appearance.

No Comment.

[UTT/25/3246/HHF](#)

Bromptons Station Road

Convert garage to habitable room and construct new first floor dormer.

No Comment.

[UTT/25/3191/HHF](#)

Beazleys Chelmsford Road

Detached outbuilding for residential annexe.

No Comment.

[UTT/25/3292/HHF](#)

13 Bury Fields.

Erection of garden outbuilding.

No Comment.

[UTT/25/3242/FUL](#)

Land At Sunnybrook Farm Braintree Road

Erection of 17 no. dwellings with access, landscaping and associated infrastructure.

Felsted Parish Council will ask Uttlesford District Council for an extension to the deadline to respond to this application so that it is able to consider it fully in the January 2026

Planning Committee Meeting.

6. Decisions received since 18th November

[UTT/25/2539/HHF](#)

3 Brook Meadow Gransmore Green

Proposed two-storey rear extension with sky lights.

Permission Granted - 20th November 2025

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

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.

Permission Granted - 19th November 2025

[UTT/25/2728/FUL](#)

The Hub Sparlings Farm Braintree Road

S73 application to vary condition 3 (opening hours) of UTT/24/1361/FUL

Permission Granted - 1st December 2025

[UTT/24/3025/FUL](#)

Agricultural Building Rear Off The Mole Hill

Proposed demolition of existing agricultural building and erection of 1 no. dwelling, new access and associated development.

Planning Inspectorate Appeal Dismissed - 15th December 2025

7. Great Bardfield Neighbourhood Plan Consultation

No Comment.

8. Chelmsford City Review of the Adopted Local Plan Additional Sites (Regulation 19) consultation

No Comment.

9. Hedgehog Grove Solar Farm

There have been no new developments since the December Parish Council Meeting update.

10. Draft Local Plans - Uttlesford DC, Braintree DC

No Comment.

11. Other Urgent Planning Business and Future Dates

Next Meeting is 20th January 2026 online using Zoom.

..... 4th February 2026 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>

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>