

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 13<sup>th</sup> February 2024 at 6pm**

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

**1. Apologies for Absence**

There were apologies for absence from Cllrs Clive Perrins and Roy Ramm.

**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 16<sup>th</sup> January meeting were formally approved. They will be signed when the Planning Committee next physically meet.

**5. New Applications to be considered**

[UTT/24/0031/FUL](#)

**Blackleys Farm Milch Hill Lane Great Leighs**

Building works, including extensions, to the existing Nissen Hut and Cart Shed and conversion to form 1no. residential unit.

*No Comment*

[UTT/24/0239/FUL](#)

**Tarcquita Braintree Road**

Demolition of existing bungalow, outbuildings and hardstanding areas, and erection of 2 no. bungalows with additional landscaping

*Comment: Felsted Parish Council does not object to the principle of two bungalows in this location but it believes that the flat roof design should be reconsidered because it is not in keeping with the other properties in the area.*

**6. Decisions received since 16<sup>th</sup> January**

[UTT/23/2810/PINS](#)

**Land To West Of Chelmsford Road Hartford End**

Consultation on S62A/2023/0028 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.

**Opinion Given - 11<sup>th</sup> January 2024**

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

**Silverleys Cottage Bannister Green**

Proposed garden room and shed.

**Permission Granted - 17<sup>th</sup> January 2024**

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

**Hazeldene Bartholomew Green Lane Bartholomew Green**

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

**Permission Granted - 26<sup>th</sup> January 2024**

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

**Redwoods Braintree Road**

Proposed electrical vehicle charger.

**Permission Granted - 22<sup>nd</sup> January 2024**

[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.

**Permission Granted - 22<sup>nd</sup> January 2024**

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

**Post Office House Hartford End**

Proposed garden store, and improved vehicular access.

**Permission Granted - 5<sup>th</sup> February 2024**

[UTT/23/0930/FUL](#)

**Bury Chase Cottage And The Bury Bury Chase**

Proposed resurfacing and small extension to existing staff car parking area, independent private access, landscaping, change of use from school garden to private garden, improvements to existing access with associated operational development.

**Permission Granted - 6<sup>th</sup> February 2024**

[UTT/23/2904/HHF](#)

**Alvignac Watch House Green**

Proposed oak and timber clad cart lodge.

**Permission Granted - 9<sup>th</sup> February 2024**

**7. Appeal Decisions received since 16<sup>th</sup> January**

[UTT/23/0793/FUL](#)

**Tarquita Braintree Road**

Demolition of existing dwelling and outbuildings and erection of 1no. replacement dwelling and garage

**Appeal Dismissed - 23<sup>rd</sup> January 2023** *'the proposal would result in material harm and so is contrary to the development plan. The presumption in favour of sustainable development does not apply and there are no other material considerations that outweigh the conflict with the development plan. Accordingly, it is concluded that the appeal should be dismissed.'*

**8. Enforcement Update**

The Assistant Clerk gave an enforcement update.

**9. Essex Minerals Local Plan Review**

No Comment.

**10. Draft Local Plans - Uttlesford DC, Braintree DC**

No Comment.

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

The Assistant Clerk will submit a response to the comments made by the applicant on application UTT/23/3220/FUL.

A further comment was made to application UTT/23/2526/FUL.

Next Meeting is 19<sup>th</sup> March 2024

.....19<sup>th</sup> March 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>