

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 11<sup>th</sup> February at 6pm**

**Attending: Councillors, Richard Freeman (Chairman), Andrew Parker and Clive Perrin.**  
**In attendance Clare Schorah - Assistant Clerk**

**1. Apologies for Absence**

There were apologies for absence from Cllrs Graham Harvey, Hywel Jones 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 21<sup>st</sup> January meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

**5. New Applications to be considered**

[UTT/25/0139/FUL](#)

**Land East And North Of Clifford Smith Drive**

S73 application to vary condition 12 (provision of pedestrian link) of UTT/19/2118/OP (Outline application with all matters reserved except for access for the erection of up to 41 no. dwellings)

*Comment: Although Felsted Parish Council does not object to this application the reasoning behind the changes to the original plan are not made clear and Felsted Parish Council wants to ensure that the Uttlesford District Council Delegated Officer is satisfied that the changes are justified.*

[UTT/25/0196/FUL](#)

**Land Adjacent Greenfields Bartholomew Green**

Stopping up existing access (in accordance with permission UTT/17/3439/FUL) and creation of new access to field.

*No Comment.*

[24/00695/FUL](#)

**Land South East Of Banters Lane Business Park, Banters Lane Great Leighs Chelmsford**

Construction of 115 residential dwellings including affordable housing (Use Class C3) plus provision of residents car parking, open space including children's play space, a new shared pedestrian/cycle route, enhancements to existing routes, hard and soft landscaping, highways works, external lighting, new drainage basin, and all associated infrastructure works.

*No Comment.*

[UTT/25/0280/HHF](#)

**Golden Bells Watch House Green**

First floor front extension, new lantern lights to existing conservatory & all windows & doors to existing conservatory to be replaced. Coloured render over existing brickwork to front elevation.

*No Comment.*

**6. Decisions received since 21<sup>st</sup> January**

[UTT/24/3087/HHF](#)

**Thorpes Frenches Green**

Proposed demolition of existing garages and construction of new garage.

**Permission Granted - 20th January 2025**

[UTT/24/3169/FUL](#)

**Felsted School Braintree Road**

Change of use of former storage building to a gym and relocation of the primary access door.

**Permission Granted - 29th January 2025**

[UTT/24/1796/LB](#) / [UTT/24/1795/HHF](#)

**Cressages 2 Cressages Close Bannister Green**

Single storey rear extension to existing kitchen.

**Permission Refused - 5<sup>th</sup> February 2025** *'By virtue of the cumulative impact upon the (listed) host dwelling and loss of the historic understanding of the dwelling, the proposed works are considered to be a disproportionate and unsympathetic addition'*

**7. Appeal to Consider**

[UTT/24/0687/FUL](#)

Appeal Reference: APP/C1570/W/24/3356882

**Land East Of Chelmsford Road**

A mixed-use development comprising village convenience store, along with dedicated parking facilities including a multi-use parking and overspill area, together with an external area for farmers market supported by a cafe including disabled WC provision. 3no. self-contained management offices, and 3no. dwellings comprising two 2 bedroom wheelchair adaptable bungalows and one 4 bedroom wheelchair adaptable chalet bungalow with home office and a dedicated 2m footpath route.

*Comment: Felsted Parish Council submitted robust objections to planning application UTT/24/0687/FUL, the subject of this Appeal (see our submissions dated 24<sup>th</sup> April and 15<sup>th</sup> May 2024). We will not rehearse those numerous objections in this further representation but would ask the Inspector to take full account of our previous comments.*

*The application was rightly refused by Uttlesford District Council (UDC) on 25<sup>th</sup> June 2024 due to conflict with multiple Planning Policies of the UDC extant Local Plan, the (fully "Made") Felsted Neighbourhood Plan (FNP) and the NPPF. Stating, these conflicts "significantly and demonstrably outweighed its limited benefits. Therefore, the proposal fails to comply with policies S7, GEN2 of the*

*Uttlesford Local Plan (2005), Policies FEL/HN1, FEL/HN5, FEL/HVC2, FEL/ICH1, FEL/ICH4, FEL/CW3 of the Felsted Neighbourhood Plan and the National Planning Policy Framework (2023)”.*

*This application is very similar to a previous application (also refused by UDC and likewise Appealed) which was dismissed in January 2025 (Appeal Ref: APP/C1570/W/24/3343021) with the Inspector citing “significant weight to the conflict with the LP Policy GEN2, and with the FNP Policies FEL/ICH1, FEL/ICH4, FEL/HN5, and FEL/CW3”, and concluding “**Overall therefore, the proposal would conflict with the development plan as a whole. With no other material considerations outweighing this conflict, including policies within the Framework, for the reasons given above I conclude that the appeal is dismissed**”. Whilst compared to the previously dismissed Appeal, this application includes some variations in building “mass” and reduction in the dwelling numbers, overall the vast majority of the previous Inspectors reasons for dismissal remain entirely relevant.*

*Whilst all applications must be considered individually and on their own merits it would be inconceivable if this appeal were inconsistently allowed given the clear repeated conflict with numerous legitimate and “up to date” planning policies identified by the previous Appeal Inspector who concluded that the conflict “**significantly and demonstrably outweighed**” the proposals “**limited benefits**”.*

*The applicant misleadingly attempts to align the application with the Felsted Neighbourhood Plan (FNP), claiming it complies with Policy FEL/HVC2 **which it does not** (as that Policy specifically supports the relocation of the “Existing Village Shop **and Post Office**”), but the application does **not** include a “post office” and is not therefore, compliant with that FNP Policy.*

*Not only does the applicant falsely claim compliance with FNP Policy FEL/HVC2, they choose to “cherry pick” just a single Policy from many in the fully “made” FNP where they believe they can disingenuously misappropriate our FNP for commercial gain, whilst at the same time they conveniently disregard both numerous opposing FNP Policies and the documented record that the FNP Steering Group had properly assessed this specific site and (as detailed in our submission dated 24th April), concluded that development of this site would be “unsuitable due to introduction of incompatible and excessive build form in an aesthetically important green open space”.*

*We would also point out that the FNP is a wholly community led initiative which delivered 63 dwellings towards UDC’s 5 year housing land supply and the current Felsted Neighbourhood Plan Review (minutes of which the applicant references in 5.10, 5.11 and 5.12 of their Appeal Statement) will support a further 104 dwellings which are allocated for Felsted in the emerging (currently at Regulation 19) UDC Local Plan.*

*Community support for the FNP, including the acceptance of a total of 167 dwellings via the combined original Plan and the current “Review” is at risk of being undermined if developments that are not supported by the FNP (or the FNP Review) are seen to be allowed based on a false claim of alignment with the FNP. As we commented in our representation of 24<sup>th</sup> April 2024, the applicant made no attempt to engage with the Felsted Neighbourhood Plan process.*

*We repeat that this application does NOT comply with FNP Policy FEL/HVC2 as alleged and we return to the previous Appeal Inspectors conclusions which were robust and decisive with the Inspector in their decision notice, stating (at 25) “**the proposal would cause substantial harm to the character and appearance of the countryside**”. For the reasons identified above it would conflict with the LP Policies S7 and GEN2, and the FNP Policies FEL/ICH1, FEL/ICH4, FEL/HN5, and FEL/CW3”.*

*With the Inspector further attributing (at 51), “**significant weight to the substantial harm which would be caused to the character and appearance of the area**”.*

*Revisions to the building mass and dwelling numbers do not eliminate the irreversible damage and “significant weight and substantial harm which would be caused to the character and appearance of the area” by the wholly inappropriate proposed development. Felsted Parish Council seeks dismissal of this Appeal.*

## **8. Draft Local Plans - Uttlesford DC, Braintree DC**

Braintree Local Plan Issues and Options consultation ends on 7<sup>th</sup> March 2025. It was decided that Felsted Parish Council will not comment on this consultation.

## **9. Other Urgent Planning Business and Future Dates**

Felsted Parish Council has been invited to comment on the Chelmsford City Council Local Plan Pre-Submission (Regulation 19) Document. This will be added to the March Planning Meeting Agenda.

**Next Meeting is 18<sup>h</sup> March 2025 online using Zoom.**

.....22 April 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>. To find out more about Appeals please go to the Planning Inspectorate Website: <https://acp.planninginspectorate.gov.uk> Visit <https://felsted-pc.gov.uk/planning/> to find out more about the Planning process.