

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 17th February 2026 at 6pm

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

1. Apologies for Absence

There were apologies for absence from Cllr Roy Ramm.

2. Declarations of Interest

Cllr Richard Freeman declared a prejudicial interest in application UTT/26/0114/FUL Land Adj To 1 Myrtle Villas Chelmsford Road and stated that he would remove himself from the meeting when the matter was discussed.

3. Public Forum

There were no members of the public present.

4. Approval of Minutes of Previous Meeting

The minutes of the 20th January meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/26/0114/FUL](#)

Land Adj To 1 Myrtle Villas Chelmsford Road (*Clerks note: Cllr Freeman left the meeting at this point*)

Construction of 12 no. dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions. (Clerks note: Cllr Freeman left the meeting at this point)

Comment: This application for 12no. dwellings is in the same site as a previous application UTT/19/0682/OP for 1no.dwellling which was dismissed under appeal by The Planning Inspectorate on 17/03/2020. The report stated “the main issue is the effect of the development proposed on the character and appearance of the site and surrounding area”

The development of a Neighbourhood plan and its current update has relied on the support of the Felsted community, Parish Council, Uttlesford District Council and many individuals whom have freely given their experience and time. The value of this work has already shown tangible benefits in the near completion of a substantial parking area for the primary school and the beginning of construction of a much needed doctors surgery. It is also a valuable tool for Felsted to discourage unwanted speculative building.

New construction is often a very contentious and emotive subject in many communities particularly so in a tight knit historic community as is Felsted. FPC with its early adoption of a neighbourhood plan and UDC have attempted to find a way to achieve challenging targets for new homes. By supporting some controlled development the Felsted community has achieved a significant part of its housing targets. Including windfall sites, the target left to achieve is now near 75 no dwellings.

Currently there are live applications for some 200 no. dwellings for Felsted. Of these FPC has given qualified support to some 92no. dwellings, thus exceeding the challenging targets set if permission is granted. (FELREV/HN1)

This application is not supported by Felsted Parish council for many significant reasons including many of the well-considered and emotive points contained in representation letters from local residents.

The site straddles the boundary of Felsted and Causeway End and has as already noted been dismissed by the planning inspectorate for a previous application for 1no. dwelling. This current application is for 12 dwellings in a Countryside location with no mitigation to prevent coalescence between the two communities and is currently a pleasant paddock supporting wildlife in a natural habitat and affording important views along the Chelmsford Road. This is contrary to the extant and emerging Neighbourhood Plan FEL/HN5; FEL(REV)/ICH1; FEL(REV)/ICH4 and FEL(REV)/CW1

This area of Chelmsford Road is documented as an area that has at times had significant flooding, breaching across the road and footpath. It is therefore of considerable concern that the applicant has not fully considered this as noted in the ECC SUDS response. This area is documented with danger concerns presented by heavy and over speeding vehicles, as evidenced by the local speed watch group and the illuminated speed warning signs. It is concerning that the private traffic report commissioned by the applicant claims there will be no increase in risk by traffic entering and exiting this proposed new site as increased traffic movement in this area will raise risk.

The local infrastructure is currently under increasingly challenging demands for new supply and maintenance of existing ones. This is evidenced by,

- The many and recent low supply and failure of water*
- Condition of the Highway*
- Maintenance of footpaths with often concerns of vegetation impeding the footpath in the growing season forcing wheelchairs and prams into the busy road.*

For these reasons we respectfully request this application is refused and as much weight as possible given to the extant and emerging Felsted Neighbourhood Plan and the emerging UDC local plan. A refusal will certainly give the Felsted community even more confidence in the value of a neighbourhood plan and justify the difficult and at times controversial need of acceptance in front loading support of other sites included in the emerging Felsted neighbourhood plan which is in the public domain at Regulation 14 stage.

[UTT/26/0195/LB](#) / [UTT/26/0167/FUL](#)

Yew Tree Cottage Stevens Lane (Clerks note: Cllr Freeman rejoined the meeting at this point)

Application to vary condition 2 (approved plans) of UTT/25/1989/LB (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.) - To raise a window cill level of a North West Elevation window and to lower a window cill level of a North East Elevation window.

No Comment.

[UTT/26/0197/FUL](#)

Oak House Watchhouse Green

S73 application to remove condition 7 (Habitat Management and Monitoring Plan) of UTT/24/2790/OP (Outline application with all matters reserved except access for the construction of 2 no. detached dwellings.)

No Comment.

[UTT/26/0305/HHF](#)

4 Hunters Grove Watch House Green

Part conversion of cart lodge and extension to form downstairs bedroom and bathroom.

Comment: Felsted Parish Council supports this application.

6. Decisions received since 20th January

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

Bromptons Station Road

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

Permission Granted - 21st January 2026

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

Broughton House Bartholomew Green Lane

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

Permission Granted - 21st January 2026

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

Bezleys Chelmsford Road

Detached outbuilding for residential annexe.

Permission Refused - 28th January 2026 *'The development by reason of its inappropriate size, scale, and footprint fails to be reasonably ancillary and incidental to the enjoyment of the host dwelling, as the annex would be tantamount in size to a separate dwelling. The additions would compete with the host dwelling in terms of primacy. The size and scale of the proposal also fails to preserve the character and appearance of the area.'*

[UTT/25/2271/HHE](#) / [UTT/25/2272/LB](#)

Argyll House Station Road

Erection of single storey extension to later additions to property. New/replacement of external joinery together with internal alterations within later parts of property and other associated alterations. Removal of detached outbuilding. Landscaping and associated works.

Permission Granted - 6th February 2026

[UTT/25/3433/FUL](#)

Land South Of Oak Lea School Road

Proposed erection of three bedroom self-build dwelling with associated operational development

Permission Refused - 13th February 2026 *'The proposal would introduce a sizeable new development to an area of open countryside. The proposal by reason of its sitting, size and scale would have a harmful impact upon the rural character and appearance of the area.*

The proposal represents an inappropriate form of development within the Rural Area. The proposals 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. The proposed development would not be a suitable location for housing having regard to the accessibility of services and facilities.'

7. To consider Toppesfield Draft Neighbourhood Plan

No Comment

8. Hedgehog Grove Solar Farm

Felsted Parish Council is waiting for a formal planning application for this proposed solar farm.

9. Draft Local Plans - Uttlesford DC, Braintree DC

No Comment.

10. Other Urgent Planning Business and Future Dates

The government has published a draft National Planning Policy Framework and Cllr Freeman will comment on the proposed draft policy on behalf of Felsted Parish Council.

Next Meeting is 17th March 2026 online using Zoom.

..... 1st April 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>