

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 21<sup>st</sup> February 2023 at 6pm**

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

**1. Apologies for Absence**

There were apologies for absence from Cllr Andy Bennett, Cllr Andrew Parker and District Councillor John Evans

**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 17<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/23/0186/HHF](#)

**4 Cromwell Park Chelmsford Road**

Demolition of existing rear conservatory. Proposed erection of single storey rear extension including minor internal alterations. Proposed altered location of principal entrance door.

Proposed enlarged first floor dormer window

*No Comment*

[UTT/23/0047/OP](#)

**Land Off Stevens Lane**

Outline application with all matters reserved except access for 1 no. dwelling.

*No Comment*

[UTT/23/0285/HHF](#)

**Conway Causeway End Road**

First floor rear extension.

*No Comment*

[UTT/23/0355/HHF](#)

**Hawkins Braintree Road**

Single storey infill extension between kitchen and new dining room

*No Comment*

## 6. Decisions received since 17<sup>th</sup> January

[UTT/22/2802/OP](#)

### **Land Adjacent Greenfields Bartholomew Green Great Leighs**

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

**Permission Refused – 18<sup>th</sup> January 2023** *'it is in an unsustainable location for development meaning that the future occupants of the dwellings would be solely reliant on the car and that the proposal would add limited vitality to the local town or village. Furthermore, the proposal demonstrates that harm would be caused to the character and appearance of the rural area .... Insufficient information has been submitted to demonstrate that the proposal would not adversely affect highway safety...Insufficient information has been submitted to demonstrate that there would not be harm caused to protected and priority species. ..(it) demonstrates significant adverse harms and fails to meet the social and environmental roles that are required for sustainable development.'*

[UTT/22/3439/HHF](#)

### **The Chimes Bannister Green**

Single storey side extension

**Permission Granted – 31<sup>st</sup> January 2023**

[UTT/22/3396/HHF](#)

### **New window and French doors**

3 Cromwell Park Chelmsford Road

**Permission Granted – 31<sup>st</sup> January 2023**

[UTT/22/3357/HHF](#)

### **Windsor House 1 Dewdrop Close**

Extension of existing garage to create double garage with office in roof space.

**Permission Refused – 1<sup>st</sup> February 2023** *'it would, by virtue of its scale and form and external finish, cause significant harm to the character and appearance of the subject dwelling and the surrounding street scene,'*

[UTT/22/3093/LB](#)

### **Larks Bannister Green**

Internal alterations: 1. Removal of an internal partition between breakfast room and store. 2. Removal of wall linings to internal wall between dining room and breakfast room, retention of exposed studs, sole plate and masonry plinth. 3. Provision of new door to existing opening in partition adjacent to staircase.

**Permission Granted – 30<sup>th</sup> January 2023**

[UTT/22/2560/FUL](#)

### **Homewaters Braintree Road**

Demolition of chalet bungalow and erection of 1no. 4 bed house with home office.

**Permission Granted – 31<sup>st</sup> January 2023**

[UTT/22/2541/LB](#)

### **The Manor House 9A Station Road**

To replace windows that are beyond repair incorporating energy saving conservation glass. The appearance would be the same, being wood and glass. Secondary glazing will be added

to the majority of windows.

**Permission Refused – 31<sup>st</sup> January 2023** *'it would cause harm to the significance of the Grade II Listed Building, by way of the introduction of double-glazed windows. The proposals would cause harm to the architectural interest of the Listed Building. This harm is not outweighed by any public benefit from the development.'*

[UTT/22/3422/LB](#)

#### **West Manor 11 Station Road**

Remove existing internal timber double doorset between kitchen and conservatory and reposition to living room. Relocation of basement floor access hatch with amendment to floor joists. Relocation of double timber doorset to living room/hall with infill above. Upgrade of glazing to existing conservatory comprising installation of secondary glazing panels and replacement triple glazing to rooflight. Removal and infill of window panel to east end of conservatory. Waste pipe route through internal wall to basement below. Lining of existing wall and ceiling of conservatory area with insulation and finishes to upgrade thermal performance.

**Permission Granted – 7<sup>th</sup> February 2023**

[UTT/22/3372/HHF](#)

#### **Foxtons Mole Hill Green**

Detached garage with room above

**Permission Refused – 7<sup>th</sup> February 2023** *'The design, scale and form of the proposal fails to be subservient in appearance to the host building and would result in further, and excessive, intensification of development in this rural location, eroding the rural characteristics and failing to protect or enhance the character of the local area, resulting in an urbanisation of the site and area'*

### **7 To note the response to Planning Application [UTT/22/3470/OP](#)**

#### **Land North Of Baynard Avenue, Baynard Avenue, Flitch Green, Essex, CM6 3FD**

Outline application for up to 72 dwellings (Use Class C3) together with a building for use falling within Use Class E (a) or (b) or (c ii) or (c iii) or (d) or (e) or (f) or (g i) with all matters reserved, except access and structural landscaping.

*Comment: Felsted Parish Council objects to this application. Whilst outside the Parish of Felsted, this close by development would have significant and unacceptable impact on the traffic flow through Felsted village and also an unacceptable impact on the services and facilities within Felsted Parish.*

*The application would be contrary to UDC Policy GEN1 (b) of the adopted Uttlesford Local Plan, which states that:*

*“Development will only be permitted if it meets all of the following criteria (which include that):*

*b. “The traffic generated by the development must be capable of being accommodated on the surrounding transport network”.*

*Station Road and the centre of village of Felsted (under a mile away) is already heavily congested and can become gridlocked at commuting and school opening and closing times and it would be unacceptable to allow a development in such close proximity to Felsted that will inevitably increase further the pressures on the local transport network, contrary to UDC Policy GEN1.*

*Felsted Parish Council are concerned that traffic movements in the village centre are already frequently gridlocked and we cannot be expected to accept these constant local increases in traffic which totally ignore the consequential impact on the local road network.*

*The traffic congestion in the centre of Felsted village sometimes resembles a city centre rather than a rural village! Along with this application, added to several other approvals recently in the immediate vicinity to Flitch Green, (applications 19/1789, 21/3596, 21/0380, 22/2290, 21/3182) these total an additional 270 dwellings. It is critical to recognise that daily traffic movements in Felsted are unlike most rural villages as Felsted village is home to the large independent Felsted School. Felsted School has around 1300 pupils (many of them day pupils, driven in and out daily) and around 300 employees. Add to this Felsted Primary School with over 260 pupils and 20+ staff, plus the normal local businesses and commuting residents and the result generates a typical weekday daily movement of an estimate in excess of 2500/3000 people, the vast majority using personal motorised transport to drop off/pick up pupils or commute. These figures do not include the significant additional traffic generated from Flitch Green and as a consequence and extraordinarily for a rural village, there are already a disproportionately high number of vehicle movements, many using Station Road.*

*Indeed, the traffic volumes in and out of Felsted at school times are so high that for several years, Felsted Parish Council and Felsted School have found it necessary to jointly fund the official services of North Essex Parking Partnership to help with the extraordinarily high volume of parking and traffic flow around the village.*

*The PC also understands that the sewage works are unable to take further housing. There are already reports by local residents of unacceptable odour emissions from the sewage works and in addition only this week, in their response to an application for a development of 9 dwellings within Felsted (UTT/22/3513/FUL), Anglia Water has stated “The foul drainage from this development is in the catchment of Felsted Water Recycling Centre which currently does not have capacity to treat the flows from (the) development site”.*

*In their Design and Access Statement (under Geographical Context tem 2.2) the author is keen to mention that nearby Felsted has “a doctor’s surgery and a further primary school”, but what they fail to acknowledge is that the Doctors surgery within Felsted is already oversubscribed. As stated in their letter dated 31<sup>st</sup> December 2021, from the NHS West Essex Clinical Commissioning Group in response to the nearby application UTT/21/3596/OP (Moors Fields) “The GP Practices do not have the capacity for additional growth resulting from this development”.*

*In addition, the Head of Felsted Primary School has previously advised that the school is full in all year groups but one. Felsted is at a critical position regarding the negative impacts on traffic capacity and local infrastructure with regards health provision, Primary Education and waste water treatment.*

*Felsted Parish Council urges you to refuse this application for the reasons stated.*

**8. To consider a response to NPPF Planning Reform Consultation**

The Committee agreed upon a response to the Levelling-up and Regeneration Bill: Reforms to National Planning Policy Consultation.

[The response is available to view here.](#)

**9. Enforcements**

No Comment

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

No Comment

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

Next Meeting is 21<sup>st</sup> March 2023

..... 21<sup>st</sup> March 2023 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>