

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 21st January at 6pm

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

1. Apologies for Absence

There were apologies for absence from Cllrs Andrew Parker and Clive Perrins.

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 17th December meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[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.

No Comment.

[UTT/24/3238/HHF](#)

Holly House Causeway End Road

Replacement single storey front porch extension. The conversion of the existing garage and a new side extension roof with front pitched roof, rooflight and rear dormer window. The removal of existing rear conservatory and new single storey rear extension with room in roof and side facing rooflights. New front and rear dormer windows to replace existing flat roof dormers. External fenestration alterations.

No Comment.

6. Decisions received since 17 December

[UTT/24/2790/OP](#)

Oak House Watchouse Green

Outline application with all matters reserved except access for the construction of 2 no. detached dwellings.

Permission Granted - 23rd December 2024

[UTT/24/1361/FUL](#)

Sparlings Farm Braintree Road

Proposed change of use of agricultural building to farm shop with restaurant/cafe. Laying of hardstanding for use as car parking.

Permission Granted - 3rd January 2025

[UTT/24/2864/HHF](#)

Holly House Gransmore Green Gransmore Green

Continuation of use of existing residential outbuilding as incidental annexe living accommodation to host dwelling

Permission Granted - 10th January 2025

[UTT/24/0604/OP](#)

Crossways Stevens Lane

Outline application with all matters reserved for the demolition of 1 no. existing dwelling and erection of 3 no. dwellings.

Permission Granted - 13th January 2025

7. Appeals Update

[UTT/24/0721/FUL](#)

Appeal Reference: APP/C1570/W/24/3356425

Land North Of Milch Hill Willows Green

Change of use of agricultural land to residential, construction of 1 no. dwelling and associated landscaping.

Appeal in progress. Felsted Parish Council did not submit any further comment.

[UTT/22/2743/FUL](#)

Appeal Reference: APP/C1570/W/24/3343058

Land East Of Oaklea Causeway End Road

Erection of 1 no. Dwelling complete with all related works including access.

Appeal Allowed - 7th January 2025

[UTT/22/3513/FUL](#)

Appeal Reference: APP/C1570/W/24/3343021

Land East Of Chelmsford Road

A mixed-use development comprising a relocated and improved village convenience store, incorporating a Post Office, together with area for farmers market, cafe, three first floor offices with dedicated parking facilities and multi use overspill area. Together with nine dwellings comprising a 1 bedroom apartment, two 2 bedroom houses, two 3 bedroom apartments, two 4 bedroom semi detached houses, one 4 bedroom detached house, and a 5 bedroom chalet style bungalow with dedicated 2m footpath routes.

Appeal Dismissed - 14th January 2025

8. 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.

Deadline for comments to be submitted to PINS is 14th February and a comment will be agreed upon and minuted in the 11th February Felsted Parish Council Planning Committee Minutes.

9. Draft Local Plans - Uttlesford DC, Braintree DC

An email about the Braintree District Local Plan Review – Issues and Options Consultation was circulated to the Committee. This will be considered in the February Planning Committee Meeting.

Felsted Parish Council has sent a first draft of its Neighbourhood Plan Review to Uttlesford District Council. This will be discussed in more detail at the next Full Parish Council Meeting.

10. Other Urgent Planning Business and Future Dates

The Assistant Clerk gave an update on a Planning Enforcement case.

Next Meeting is 11th February 2025 online using Zoom.

..... 5th March 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.