

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 20<sup>th</sup> January 2025 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**

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 15<sup>th</sup> December meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

**5. New Applications to be considered**

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

**Land South Of Oak Lea School Road**

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

*Comment: Felsted Parish Council are unable to support this application, which is very similar to the previously application, UTT/25/1241/FUL, refused only 5 months ago. In the applicants Design & Access & Transport Statement (at 1.3) they claim (although quoting an incorrect application reference of UTT/25/1244/FUL), that there are “amendments to the scheme which seek to address the Council’s previous reasons for refusal”.*

*However, other than revisions to the site boundary, a reduction in the length of the adjacent stable building and some minor revisions to the main house ridge height, the overall impact of introducing the proposed building outside development limits, remains unacceptable. The application continues to be for a substantial dwelling in the open countryside, contrary to Policy S7 of the UDC extant 2005 Local Plan, the Felsted Neighbourhood Plan (currently under Review) Policies FEL/HN5 - Residential Development outside Development Limits and FEL/HN6 - Supplemental Dwellings and the Emerging UDC Local Plan – Development Policy 1 (New Dwellings in the Open Countryside).*

*The perfectly justified reasons for the previous refusal which have not and cannot “be addressed”, included the following:*

- *The site lies outside the defined settlement development limits*
- *The proposal introduces a sizeable new development to an area of open countryside*
- *It would have a harmful impact upon the rural character and appearance of the area*
- *There is no substantive justification for the proposal needing to take place there*
- *The proposals would significantly harm the intrinsic character and beauty of the countryside*
- *It is contrary to policy S7 of the Uttlesford District Local Plan 2005 (as Adopted),*

*Policies FEL/HN5 and FEL/HN6 of the Felsted Neighbourhood Plan, the NPPF (2024) and Development Policy 1 of the Emerging UDC Local Plan*

- *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. Development in this location would undoubtedly place reliance upon travel by car*
- *The proposed development would not be a suitable location for housing having regard to the accessibility of services and facilities.*
- *It would not accord with Policy GEN1(e) of the Adopted Local Plan which amongst other things, requires development to encourage movement by means other than the private car and the National Planning Policy Framework (2024).*

*Felsted Parish Council consider the above justified and previously identified reasons for refusal remain entirely relevant.*

[UTT/25/3377/FUL](#)

#### **Land At Molehill Green Road**

Construct a single storey, 3 bedroom self-build residential log cabin

*Comment: Felsted Parish Council object to this application to build a residential dwelling in the open countryside. The proposed site is an agricultural field with no existing structures; it is outside recognised settlement development limits which is defined as “open countryside”.*

*Construction of any residential dwelling on this site would be contrary to the extant (2005) Uttlesford District Council Local (UDC) - Plan Policy S7, Policy 1 in the UDC Emerging Local Plan (New dwellings in the open countryside) and Policy FEL/HN5 (Residential Development outside Development Limits) in the “Made” Felsted Neighbourhood Plan. The proposal, by reason of its siting would have a harmful impact upon the openness of the surrounding rural landscape, character and appearance of the area. There is no substantive justification for the proposal specifically relating to development needing to take place there or being appropriate to the countryside.*

*Whilst the proposed building appears modest, there are currently no detailed drawings, floor plans or elevations etc. of the intended building, only location and block plans. Development of new residential dwellings in the countryside are resisted, other than for an agricultural worker dwelling or the re-use of a redundant or disused building in a sustainable location, where it will enhance or maintain the vitality of rural communities.*

*In addition to being unacceptable development in open countryside, local services within the site's environs are very limited, including a lack of public transport and thereby future occupiers, in order to access facilities and amenities beyond reasonable walking/cycling distance of the site, would undoubtedly place reliance upon travel by car which would not accord with Policy GEN1(e) of the Adopted Local Plan or Core Policy 26 (9.87) of the UDC Emerging Local Plan (Providing for Sustainable Transport and Connectivity).*

*For the multiple reasons stated, Felsted Parish Council is unable to support this application.*

## 6. To note the response to application UTT/25/3242/FUL

### UTT/25/3242/FUL

#### **Land At Sunnybrook Farm Braintree Road**

Erection of 17 no. dwellings with access, landscaping and associated infrastructure.

*Comment: Felsted Parish Council supports this application for 17 dwellings.*

*The housing mix includes a greater proportion of smaller dwellings than is generally proposed for local developments, which includes 5 bungalows and it is also proposed that 0.24ha of land is to be transferred to Felsted Community Trust for community use. All dwellings will be M4(3) compliant, being easily accessible and adaptable for occupants with a wide range of needs such as those with mobility issues, including step-free access, wider doorways and suitable layouts for potential future adaptations like stairlifts. This makes homes usable to a wider range of people over time including older people and those with disabilities, including one bungalow being fully wheelchair accessible.*

*This housing mix is largely consistent with the Emerging Felsted Neighbourhood Plan Review, which promotes a higher number of smaller dwellings suitable for first time buyers and bungalows appropriate for “downsizing” than is normally proposed for local housing. However, to enable viability of the site including the provision of the community land and recognising that whilst UDC had no objection to the proposal for a 0.24-hectare land transfer to the Felsted Community Land Trust they did require an off-site developer contribution in lieu of on-site affordable housing provision. Therefore, a revision to the original Felsted Neighbourhood Plan Review desired housing mix and a reduction in the number of bungalows became necessary.*

*Nevertheless, the delivery of four two-bedroom properties and five much needed bungalows including one that is “wheelchair compatible” is enthusiastically acknowledged. Following the recent delivery of the required independent Strategic Environmental Assessment (SEA) undertaken by AECOM, the Emerging Felsted Neighbourhood Plan Review SEA is imminently due for submission under Regulation 14.*

*This application has been submitted outside the “making” of the Felsted Neighbourhood Plan Review (FNPR), because the FNPR was delayed due to the late decision that an SEA would be required.*

*The need for an SEA was originally “screened out” in the made 2020 plan and therefore the requirement for an SEA in the Review had not been anticipated.*

*Additionally, in June 2025, central Government (Ministry of Housing, Communities and Local Government (MHCLG) unexpectedly withdrew all Neighbourhood Plan funding which immediately impacted the Review Groups (RG’s) ability to undertake the necessary SEA. Without that unforeseen delay the Felsted RG would have been far more advanced and submitted, supporting this application.*

*For the reasons stated, Felsted Parish Council supports this application.*

**7. Decisions received since 15<sup>th</sup> December**

[UTT/25/2602/FUL](#)

**Industrial Complex Hollow Road**

Proposed removal of existing industrial units and hard standing. Erection of 2 no. self build detached dwellings with landscaping, integral garage and associated operational development.

**Permission Granted - 22<sup>nd</sup> December 2025**

[UTT/25/2547/FUL](#)

**The Chequers Inn Braintree Road**

Proposed partial demolition of section of outbuilding to rear and proposed erection of festoon posts and lighting, access gate, changes to boundary treatment and extension existing decked area.

**Permission Granted - 17<sup>th</sup> December 2025**

[UTT/25/3055/HHF](#)

**Eureka Causeway End Road**

Rear extension and loft conversion.

**Permission Granted - 31<sup>st</sup> December 2025**

[UTT/25/3168/FUL](#)

**Razza Braintree Road**

S73 application to vary conditions C.6.1 (restriction on use) and C.13.7 (hours of opening) of UTT/0362/00/FUL (Change of use from health club (D1) to restaurant (A3)).

**Permission Granted - 8<sup>th</sup> January 2026**

[UTT/25/3150/LB](#)

**Horse Shoes Bannister Green**

Replacement of 2 no. doors and 13 no. windows.

**Permission Refused - 5<sup>th</sup> January 2026** *The proposals consisting of the replacement of the traditional sash windows to the front elevation of the building with sprung timber sashes windows would not replicate the current glazing pattern on a like for like basis thus resulting in a poor design. In addition, insufficient information has been provided in respect to applicant providing existing and proposed elevation drawings (or marked up elevation photographs) with window numbers or room names to match the proposed window specification or as to depth of the proposed glazing and therefore the Council cannot fully assess the scheme. This would inevitably result in an adverse impact to the setting and experience of the designated heritage asset of the listed wall and thereby resulting in less than substantial harm to the setting and significance of the heritage asset.'*

[UTT/25/3292/HHF](#)

**13 Bury Fields**

Erection of garden outbuilding

**Permission Granted - 14<sup>th</sup> January 2026**

[UTT/25/2858/FUL](#)

**The Orchards Gransmore Green**

Demolition of existing dwelling and construction of 1 no. self-build replacement dwelling.

**Permission Refused - 16<sup>th</sup> January 2026** *The application site lies outside the defined settlement development limits of any village or town as defined by the Uttlesford District Local Plan as Adopted (2005) and is thereby located within the countryside.*

*The proposal would introduce a sizeable new dwelling house much larger than the existing dwelling that it is to replace in an area of open countryside. The proposals by reason of its inappropriate siting, size and scale, would be significantly larger than existing nearby adjoining buildings, thereby being at odds to the character of the surrounding locality in respect to built form.*

*Furthermore, the proposals would significantly harm the intrinsic character and beauty of the countryside resulting in landscape and visual effects and failing to perform the environmental role of sustainability.*

*The application site is located to the east of Grade II listed building known as 'Poplars'... Due to proposed replacement dwellings inappropriate size, scale, massing and sitting, the proposals would inevitably result in an adverse impact to the setting and experience of the designated heritage asset of the listed building and thereby resulting is in less than substantial harm to the setting and significance of the heritage asset.'*

[UTT/25/1900/FUL](#)

**Rosemary Cottage Causeway End**

Construction of 1no. new dwelling and new access onto Causeway End Road

**Permission Refused - 16<sup>th</sup> January 2026** *The proposed scale, form and bulk of the proposed dwelling fails to respond to the context of the site and would appear unduly large in comparison to dwellings fronting Causeway End Road. The proposed development represents an over development of the plot.'*

**8. Hedgehog Grove Solar Farm**

There will be an update on this at the next Full Parish Council meeting.

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

No Comment.

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

Next Meeting is 17<sup>th</sup> February 2026 online using Zoom.

..... 4<sup>th</sup> March 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>