

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 18<sup>th</sup> July 2023 at 6pm**

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

**1. Apologies for Absence**

There were no apologies for absence.

**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 20<sup>th</sup> June meeting were formally approved. They will be signed when the Planning Committee next physically meet.

**5. New Applications to be considered**

[UTT/23/1404/HHF](#)

**Corn Barn Cobblers Green**

Erection of outbuilding

*No Comment*

[UTT/23/1486/LB](#)

**Causeway House Chelmsford Road**

Proposed removal of existing cement render and expanding metal lath, replacement of timber sole plate and corner post, removal softwood studs around window and installation of new green oak studs. Slicing of degrading timber to studs with new oak where required.

Installation of new larch laths to exterior of wall. Render and decorate wall. Installation of new French drains to perimeter. Install new soak away crates to front and back of property.

*Comment: Felsted Parish Council supports this application and recognises the importance of this maintenance work to a listed building.*

[UTT/23/1347/LB](#) / [UTT/23/1346/HHF](#)

**Brook Farm Stebbing Road**

Proposed removal/relocation of doors, addition of windows, infill opening. Replacement door. Alterations and removal of internal partitions. New partition. Replacement bathroom.

New WC to first floor. New opening to form new shower room to first floor. Remove and relocate existing radiator. New garden wall to front elevation.

*No Comment*

[UTT/23/1651/FUL](#)

**Sewards Hall Stebbing Road**

S73 application to remove condition 6 (windows) of UTT/23/0667/HHF (Proposed annexe)

*No Comment*

[UTT/23/1571/HHF](#)

**39 Evelyn Road Willows Green**

Proposed internal alterations, raising of roof including additions of 6 dormers, and rear replacement extension.

*Comment: Felsted Parish Council do not object to this application but have concerns that the new dormer dressing room on the south west elevations will overlook neighbouring properties, so it is essential that any glass to the windows is obscured to protect private amenity space.*

[UTT/23/1573/CLE](#)

**Farm Yard South Of Causeway End Road**

Material operations undertaken at Farm Yard South of Causeway End Road, Felsted Essex comprising demolition of single storey building, removal of overhead power cables and installation of below ground power cables, and installation of drainage services to House 1, pursuant to planning permission UTT/19/0027/OP and associated reserved matters approval UTT/20/3102/DFO

*No Comment*

[UTT/23/1466/FUL](#) / [UTT/23/1467/LB](#)

**George Boote House And 1 Chelmsford Road**

Conversion of George Boote House and adjoining dwelling, 1 Chelmsford Road, Felsted, CM6 3DH, to form Retail Unit, Restaurant, Offices and 3 no. flats, with associated alterations.

*Comment: The Boote House is one of the most iconic buildings within Felsted, dominating the historic village centre. This important Grade II\* listed building, dating from 1596 is synonymous with Felsted and in order to secure its longevity Felsted Parish Council feel strongly that it is important that the building be given a sustainable purpose which may require some sympathetic planning approval compromises.*

*The Boote House, in recent decades has operated as a restaurant, most recently as a Chinese restaurant but unfortunately, it has been closed and vacant for several years. Previously over the centuries The Boote House has been used for a variety of commercial enterprises including as a boarding house for scholars from Felsted School and subsequently housing multiple businesses including C J Gill a confectioner, a teahouse, Fuller's shoe shop, Norris's photographic shop, Morris's Bakery, E Gladwin, tailor and clothier and a bank.*

*Around 1899, what is now the village shop and Post Office situated opposite, Linsells & Sons first appeared in Felsted being located within The Boote House.*

*As such, The Boote House forms a critical component of Felsted history and whilst this historic building does not necessarily tick many of the boxes expected in modern planning applications, notably a lack of off road parking, without some concessions the future of this important Grade II\* building could be put at risk.*

*The acceptability of proposed revisions to the internal structure of the building are a matter for heritage services to comment on, but Felsted Parish Council are supportive of the absence of any proposed external changes to the building.*

*The introduction of a shop is considered acceptable provided its future use does not represent competition to existing village businesses. It should also be a condition that there is no external advertising in the form of signage or lighting (without prior approval) due to its central location in the Felsted conservation area.*

*Due to the location of The Boote House, deliveries to both the restaurant and new shop will always present practical difficulties due to the lack of parking and the buildings close proximity to the village centre road junction but this is a problem that existing businesses have to deal with and indeed The Boote House has always been effected by. There are no realistic resolutions to this unavoidable concern.*

*Parking is unquestionably a major concern in the historic village centre but it must be recognised that The Boote House already exists as a licenced restaurant with the previous (albeit refused) application being for a 65 cover restaurant.*

*Whilst this application does not identify the anticipated seating or “cover” number, the reduction in restaurant floor space as a consequence of the introduction of the shop and office areas will, presumably, result in fewer seats in the restaurant meaning a reduction in the overall expected car parking requirements.*

*Similarly, whilst the proposed introduction of three two bedroom apartments will require an increase in parking, it should be remembered that The Boote House is recognised as having four existing bedrooms so the gross increase of bedrooms is limited to two and again, the reduction in restaurant floor space and consequential anticipated reduction in restaurant seating number (from the previous 65) should, overall, reduce the on-street parking demand.*

*Any increase in on-street parking is undesirable but realistically, virtually all of the other businesses in the village centre are dependent on on-street parking so to penalise The Boote House Gorsuch a reason whilst other businesses are reliant on this would be unreasonable and difficult to justify.*

*Finally, Felsted Parish Council also recognise that this application poses a degree of conflict with some Policies in the Felsted Neighbourhood Plan (policies HVC1, HVC 2 and HVC3) but as outlined above, the unique and unalterable position of this most historic building, must create a precedence over policies that are in place to protect the existence and long term sustainability of such significant buildings as The Boote House.*

*Felsted Parish Council supports this application.*

## **6. Decisions received since 20<sup>th</sup> June**

[UTT/23/1055/OP](#)

### **Land Adjacent Westbrook Bannister Green**

Outline application with all matters reserved except access, appearance, layout and scale for the erection of 1 no. dwelling with detached garage

**Application Withdrawn - 22<sup>th</sup> June 2023**

[UTT/23/1190/HHF / UTT/23/1191/LB](#)

**Peartree Farm Molehill Green Road**

Amendment to approved application UTT/22/2241/HHF to provide pitched roof to extension, additional window to flank elevation and glazing to extension to be 14mm double glazed.

**Permission Refused - 4<sup>th</sup> July 2023** *'it would cause less than substantial harm (weighted at the low end of the scale) to the architectural interest and significance of the Grade II Listed building, by way of the introduction of an incongruous modern feature. This harm is not outweighed by any public benefit from the development.'*

**7. Appeal being considered**

[UTT/22/3121/HHF](#)

**Conway Causeway End Road**

Proposed rear balcony and canopy to rear elevation of existing dwelling

*This Appeal is proceeding under the Householder Appeal Service (HAS) and there is no opportunity for Felsted Parish Council to submit comments.*

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

No Comment

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

Next Meeting is 29<sup>th</sup> August 2023

.....29<sup>th</sup> August 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>