

**FELSTED PARISH COUNCIL**  
**Minutes of the Planning Committee Meeting**  
**Tuesday 15<sup>th</sup> July 2025 at 6pm**

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

**1. Apologies for Absence**

There were apologies for absence from Cllr Graham Harvey.

**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> June meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

**5. New Applications to be considered**

[UTT/25/1674/HHF](#)

**Cromwell House Willows Green Main Road**

Proposed temporary accommodation.

*Felsted Parish Council does not see any issues with this application as long as there is certainty of the eventual removal of the proposed temporary accommodation.*

[UTT/25/1617/LB](#)

**Russetts Chelmsford Road**

To remove a bedroom window which is not original or in keeping with other windows in the property. To replace with a slim, double glazed window with glazing bars to match other windows, with outside putty.

*No Comment.*

[UTT/25/1542/FUL](#)

**London Stansted Airport Bassingbourn Road Stansted**

Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve month calendar period.

*Comment: Felsted Parish Council clearly recognise the significant benefits that the proposed increase of passenger capacity of Stansted Airport to accommodate 51 million passengers, up from 43 million passengers will have on economic growth and particularly the positive impact on local employment opportunities.*

*The proposals will inevitably create operational pressures on issues such as air quality, noise pollution and have potential environmental impacts, such as habitat loss, damage to local ecosystems, and increased carbon emissions which will be significant factors for planning authorities, but our more localised concerns relate particularly to the local roadwork implications for access to and from the airport.*

*Felsted Parish Council are also concerned about the broader local pressures that are likely to arise from the estimated increase of 5,000 new employees (up from the current 12,000 across more than 200 on-airport companies). This increase will undoubtedly place huge pressure on local housing demands (especially the limited number of smaller “affordable” dwellings) and the existing local infrastructure, particularly community facilities such as education and healthcare provision.*

*Additionally, whilst the proposed plans include upgrades to the main arterial routes such as the M11 / A120 junction, the increased pressures on the local road system and the reliance of the public transport network will increase and greater certainty of future public transport access to the airport is needed.*

*It is noted, for example, that the Arriva 133 bus route is mentioned in the submission but this service no longer exists. We recognise that the reports were prepared in 2024 and the lost 133 service has recently been replaced by an alternative Central Connect 333 service but with an increasing workforce, the certainty of the future provision of these local public services requires underwriting by financially supporting and increasing the local public transport for residents using the airport as a transport hub; out of hours services for staff getting to the airport and for local passengers .*

*It is noted that there are significant negative responses from important highly regarded authorities such as National Highways and AECOM. With National Highways requesting a “deferral” stating that they are “not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in Annex A”.*

*And AECOM state “The Transport Assessment Scoping Note provides a basis with which to take forward the assessment of the increase in passenger numbers however there are a number of areas which are recommended for further consideration / inclusion within the Transport Assessment and / or discussed at further meetings with relevant parties. These are to ensure that the basis of the assessment reflects the most representative conditions for both the road network and the airport”.*

*Felsted Parish Council believe that this increase of circa 42% in passenger numbers is so significant that greater consideration needs to be given to improving local access to and from the airport which reduces the future reliance on vehicular use whether that be for passengers or staff.*

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

[UTT/25/0723/FUL](#)

### **The Cottage Cock Green Road**

Conversion of stables to a 1 no. one-bedroom dwelling

**Permission Refused - 4<sup>th</sup> July 2025** *The proposed development, by reason of its residential use and location, would fail to preserve the rural character and appearance of the area. The proposal fails to positively contribute to and enhance the intrinsic character and beauty of the countryside with urbanising effects. As such, the backland nature of the development would be incompatible with the prevailing linear pattern of development in the area. Moreover, the area is void of services and facilities and sustainable transport options within easy reach, raising sustainability concerns due to the reliance on private cars. The adverse impacts of the development would significantly and demonstrably outweigh its minimal benefits.'*

[UTT/25/1148/HHF](#)

**The Mill Mill Road Felsted**

Construct a new foot bridge over the River Chelmer.

**Permission Granted - 8<sup>th</sup> July 2025**

**7. Enforcement Update**

The Assistant Clerk Provided an Enforcement Update.

**8. CPRE invitation to respond to Planning and Infrastructure Bill**

Cllr Freeman completed the questionnaire about the Planning and Infrastructure Bill on behalf of the Parish Council.

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

No Comment.

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

It was noted that the following Appeal has started:

[UTT/25/0649/HHF / UTT/25/0650/LB](#)

**APP/C1570/Y/25/3368400**

**Cressages 2 Cressages Close Bannister Green**

Single storey rear extension to existing kitchen.

It was noted that the following decision was made at Appeal:

[UTT/24/0687/FUL](#)

**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.

**Appeal Dismissed – 14 July 2025**

Next Meeting is 19<sup>th</sup> August 2025 online using Zoom.

..... 1<sup>st</sup> October 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>

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>