

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 20th June 2023 at 6pm

Attending: Councillors, Richard Freeman (Chairman), Penny Learmonth and Clive Perrins.
In attendance Clare Schorah - Assistant Clerk

1. Election of a New Chairman

It was proposed by Cllr Penny Learmonth seconded by Cllr Clive Perrins and unanimously agreed to appoint Cllr Richard Freeman as Chairman of the Planning Committee.

2. Apologies for Absence

There were apologies for absence from Cllrs Hywel Jones, Andrew Parker and Roy Ramm.

3. Declarations of Interest

There were no declarations of interest.

4. Public Forum

There were two members of the public present.

5. Approval of Minutes of Previous Meeting

The minutes of the 16th May meeting were formally approved. They will be signed when the Planning Committee next physically meet.

6. New Applications to be considered

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

Peartree Farm Molehill Green Road Molehill Green

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.

Comment: Felsted Parish Council objected to the original plans because it believes that they do not enhance or respect the original building. With regard to the proposed amendments it believes that the triangular window above the double doors is not sympathetic to the origins of the dwelling being too modern in appearance and should be reconsidered.

[UTT/23/1163/HHF](#)

Bridgehouse Farm Hollow Road

S73A retrospective application for swimming pool and proposed alterations to pool area.

Comment: Felsted Parish Council would not have supported an application for the original pool installation because it is in such close proximity to a listed building. However, now that it is sited in this position it supports any proposal to enhance the appearance and lessen the impact of the pool on the listed building.

[UTT/23/1249/FUL](#)

Princes Halfyards Stebbing Road

Demolition of stables/outbuilding, barns (1 and 2), construction of two dwellings and conversion of barn 4 to an annexe to Plot 2.

No Comment.

[UTT/23/1247/FUL](#)

Bury Farm House 2 Station Road

S73 application to vary condition 2 (approved plans) of UTT/22/2638/FUL (erection of replacement dwelling and garage) in order to amend the design of the dwelling and alter the proposed access arrangements.

Comment: Felsted Parish Council did not object to the original application for the dwelling but expressed concern that the proposed cart lodge may look out of place within the general street scene of the conservation area. It notes that this revised application increases on ridge height of the cart lodge from 3.14m to 3.93m and eaves height from 2.2m to 2.450m which will further exacerbate this negative impact.

Felsted Parish Council believes that the proposed 'in and out' driveway is an improvement on the original plan.

[UTT/23/1379/HHF](#)

57 Chaffix

Demolition of conservatory and erection of two storey and single storey rear extension, front facing porch and weatherboard cladding.

Comment: Felsted Parish Council would support this application because it improves the dwelling without significant impact on its neighbour.

[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/23/1345/OP](#)

Land Adjacent Greenfields Bartholomew Green

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

Comment: Felsted Parish Council believes that this application is almost identical to the refused application UTT/22/2802/OP which it objected to on the grounds that it is contrary to Uttlesford District Council Planning policy S7 (significant adverse impacts to the countryside and the character and appearance of the rural area) which closely reflects the requirements of Paragraph 174 of the NPPF (2021). It was also in conflict with the Made Felsted Neighbourhood Plan Policies HN5 & HN6 and it is outside the recognised development limits as a development in the open countryside.

Felsted Parish Council does not believe that the applicant has adequately addressed the significant reasons for this refusal in their "Planning Statement" as claimed under item 3.5 and the new application remains unacceptable for the same reasons as the previous refusal.

The applicants "Planning and Transport Statement" repeatedly refer to the site as an "infill" site but this seems an inappropriate claim when apart from an adjacent "gypsy site" for a single caravan (which currently appears unoccupied and is wooded with a distinct rural appearance) there are no properties to the north for a considerable distance. Felsted Parish Council therefore believe the applied for development is in "open countryside"

There is a submitted “Transport Assessment” which ECC Highways, who previously deemed the application site as “Not acceptable”, will need to comment on. Felsted Parish Council will be interested to find out what the views of ECC Highways are on this assessment.

[UTT/23/1394/FUL](#)

Felsted School Braintree Road

Section 73A Retrospective planning application for the retention of a single story extension at the school for the storage of maintenance equipment.

No Comment.

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

Corn Barn Cobblers Green

Erection of outbuilding.

No Comment.

[UTT/23/1412/FUL](#)

Land At Sunnybook Farm Braintree Road

S73 application to vary condition 2 (approved plans) of UTT/23/0364/NMA following approval of UTT/20/1882/FUL (Construction of 24 no. dwellings and school related community car park served via a new access from Braintree Road, complete with related infrastructure and landscaping).

No Comment.

[UTT/23/1387/HHF](#)

Springmead Stebbing Road

Proposed Annexe as ancillary use to main dwelling.

Comment: Felsted Parish Council has no objection to this proposed development providing that it remains an annexe to the host building and does not become an independent dwelling.

[UTT/23/1434/HHF](#)

Aseret Bannister Green

Proposed annexe to serve existing detached dwelling

No Comment.

[UTT/23/1245/OP](#)

Land East Of Watch House Green

Outline application with all matters reserved except access for 5 no. dwellings and garages.

Comment: Felsted Parish Council objects to the application because it is in conflict with Uttlesford District Council Planning Policy S7 (significant adverse impacts to the countryside and the character and appearance of the rural area) which closely reflects the requirements of Paragraph 174 of the NPPF (2021). and the Made Felsted Neighbourhood Plan Policy FEL/HN5 (Residential Development outside Development Limits).

The applicants own Site Plan includes a schematic drawing giving a clear illustration of how Watch House Green is already subject to a disproportionate degree of development (with more than 100 dwellings already approved on several sites) and this application, outside the recognised development limits (VDL's) is yet another addition which crucially, have the cumulative effect of over doubling the original number of dwellings in Watch

House Green in just a few years. Felsted Parish Council can not support this additional development in Watch House Green.

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

Land Off Stevens Lane Felsted Essex

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

No Comment.

7. Decisions received since 17th May

[UTT/23/0667/HHF](#)

Sewards Hall Stebbing Road

Proposed annexe.

Permission Granted - 18th May 2023

[UTT/23/0833/FUL](#)

Dewdrop Close

New security gates leading into courtyard of Dewdrop Close.

Permission Granted - 22nd May 2023

[UTT/23/0682/HHF](#)

Howlands Bakers Lane

Proposed conversion of existing disused stables and storage barn to become an annexe.

Permission Granted - 24th May 2023

[UTT/23/0961/FUL](#)

Corn Barn Cobblers Green

Change of use from agricultural land to residential garden land.

Permission Granted - 31st May 2023

[UTT/23/0946/HHF](#)

4 Brook Meadow Gransmore Green Lane

Proposed single storey side extension, and construction of front canopy.

Permission Granted - 7th June 2023

[UTT/23/1100/HHF](#)

Tramore Willows Green Main Road

Proposed one and a half storey side extension

Permission Granted - 13th June 2023

8. Appeal being considered

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

Foxtons Mole Hill Green

Detached garage with room above.

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

9. Finchingfield & Wethersfield Neighbourhood Plan

No Comment

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

No Comment

11. Other Urgent Planning Business and Future Dates

.....18th July 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>