

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 17th June 2025 at 6pm

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

1. Apologies for Absence

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

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 20th May meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/25/1274/FUL](#)

Oxneys Farm Bannister Green

Proposed change of use of former agricultural building from a holiday let chalet to a residential annexe.

No Comment.

[UTT/25/1241/FUL](#)

Land South Of Oak Lea School Road

Proposed erection of 1 no. self build dwelling with associated operational development.

Comment: The proposed development on this paddock in the open countryside was subject to a previous application - [UTT/19/0827/FUL](#) (Erection of 2 no. Semi Detached Dwellings) which was refused and dismissed on appeal - Appeal Ref: APP/C1570/W/19/3235176 Land South of Oaklea, School Road, Bartholomew Green, Felsted CM3 1QG.

Reasons for the dismissal included the following comment 'the proposal would cause harm to the character and appearance of the rural area... It conflicts with saved Policy S7 of the Local Plan, emerging Policy SP10 of the EULP and emerging Policies FEL/HN5, FEL/ICH1 and FEL/CW1 of the FNP in so far as these policies place strict control on new building in the countryside and state that development will only be permitted if its appearance protects or enhances the particular character of the countryside within which it is set.' This further application for a 4 bedroom detached dwelling on the same site also fails to meet these policies.

A very similar application for a detached dwelling on a site just a few hundred metres from this site [UTT/23/1345/OP](#) Appeal Ref: APP/C1570/W/23/3327093 (Land adjacent Greenfields, Bartholomew Green) was also refused and dismissed at Appeal, with the Inspector stating:

- *The main issue is whether the proposed development would be in a suitable location with respect to existing settlements, services and facilities.*

- *The appeal site is located outside of defined settlement boundaries, so is in the countryside for planning policy purposes.*

For the above reasons Felsted Parish Council believes that the proposed development would not be in a suitable location with respect to existing settlements, services and facilities. The proposal is contrary to FNP Policies FEL/HN5 and FEL/HN6 and ULP Policy S7. It is also contrary to the Framework, which seeks to focus development on locations that limit the need to travel and offer a genuine choice of transport modes.

For the reasons stated, Felsted Parish Council is unable to support this application for a new building in the open countryside contrary to UDC Policies and Felsted Neighbourhood Plan Policies.

[UTT/25/1428/HHF](#)

Thyme Cottage Bartholomew Green

Demolition of existing garage and construction of a replacement garage.

No Comment.

[UTT/25/1477/FUL](#)

Felsted Preparatory School Felsted School

Proposed erection of 2.4m high sports fence surround to existing hard surface area to be used as multi surface sports play ground.

No Comment.

[UTT/25/1488/HHF](#)

Birch View Cock Green Road

Proposed removal of link to garage and construction of first floor rear dormer and alterations.

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: Felsted Parish Council has no further comment to make in addition to its previous response dated 21st July 2023 which recognises that there are unavoidable conflicts with a number of normal planning requirements but it feels that 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.

[UTT/25/1528/HHF](#)

Copperfield Cock Green Road Cock Green

Single-storey porch extension, single-storey Orangery extension, single-storey rear bay extension which is to be used as a balcony and a single-storey side gym/study extension linking into existing garage. Rear roof alterations, minor internal layout changes and new stairs leading up to new loft conversion.

No Comment.

6. Decisions received since 20th May

[UTT/25/0433/HHF](#)

18 Ravens Crescent

Detached double garage.

Permission Granted - 5th June 2025

[UTT/25/0139/FUL](#)

Land East And North Of Clifford Smith Drive

S73 application to vary condition 12 (provision of pedestrian link) of UTT/19/2118/OP

(Outline application with all matters reserved except for access for the erection of up to 41 no. dwellings).

Permission Granted - 6th June 2025

[UTT/25/1023/LB](#)

Brook Cottage Gransmore Green Gransmore Green Lane

Installation of an EV charging unit to the side of the garage wall.

Permission Granted - 12th June 2025

7. Appeal Decisions since 20th May

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

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 Refused - 21st May 2025

8. Update on Uttlesford District Council Planning

It was noted that Uttlesford District Council has won back its full planning powers in respect of dealing with major planning applications. This means developers will no longer be able to submit major planning applications directly to the Planning Inspectorate and must once again go through the Uttlesford District Council's planning process. There is a full update on the [Felsted Parish Council website here.](#)

9. Draft Local Plans - Uttlesford DC, Braintree DC

No Comment.

10. Other Urgent Planning Business and Future Dates

The Committee will consider the following application at the July meeting:

[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.

Next Meeting is 16th July 2025 online using Zoom.

..... 3rd September 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>